

An aerial photograph of a large, green, open field. In the foreground, a proposed brick house with a grey roof and multiple chimneys is shown, surrounded by a gravel driveway and a circular lawn area. The house is enclosed by a wooden fence. The background features a dense line of trees and a distant town.

DEVELOPMENT OPPORTUNITY AT GLENN VALLEY FARM

GREAT GLEN, LEICESTERSHIRE

*CGI – FOR PROPOSED PROPERTY
FOR INDICATIVE PURPOSES ONLY

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Development Opportunity at Glenn Valley Farm Great Glen Leicestershire

An exceptional development opportunity to create an architect designed country house with magnificent views over 26 acres of undulating farm land.

Rare opportunity | Architect designed house
| Uninterrupted countryside views | Prime location | Approx. 26 acres | Proposed accommodation approx. 3444 Sq. Ft |

ACCOMMODATION

Planning consent is granted to replace the existing farmhouse and re-site it from the road, at the centre of this wonderful block of farmland. The accommodation which has detailed planning consent and is illustrated within these sales particulars by computer generated images, could be remodelled internally to suit individual requirements (subject to the usual consents).

The proposed accommodation would approximately extend to some 3444 Sq² and in brief would comprise a reception hall, open plan living kitchen, two reception rooms, utility/boot room, study, master bedroom with dressing area and ensuite, bedroom two with dressing area and ensuite, bedroom four with ensuite, two further bedrooms and family bathroom. Outside provides triple garaging and an oak framed car port.

PLANNING PERMISSION

Planning permission 18/01133/FUL was granted on 17th August 2018 for the demolition of the former farmhouse and outbuildings and the erection of a new dwelling and garaging. Further details of the planning permission are available at www.harborough.go.uk. They are also included within a purchaser's pack, which is available on request.

OUTSIDE

The current site provides an impressive 190m frontage onto Station Road, with an in and out driveway and a substantial area of hard standing for horse boxes, machinery and vehicles. A barn provides an indoor school for those with an equestrian interest. The land is predominately grass, sloping gently towards the River Sence and provides both attractive views over fields and uninterrupted open countryside beyond.

SPECIAL NOTE

The land will be subject to an overage provision; for 25 years, with a 30% uplift of any additional value being created by virtue of planning permission for additional residential dwellings. The existing overage provisions lapse in 2022.

LOCATION

Great Glen is a thriving village and one of the most popular locations within Leicestershire. It is conveniently situated between Leicester and Market Harborough, both being approximately six miles distant and providing a wide range of recreational, leisure and shopping facilities. Great Glen is well served by local shops, community activities, a doctor's surgery and sporting facilities. The surrounding countryside provides many scenic walks and bridleways. The local schooling is a major draw to the area, in both the state and public sector. The renowned Leicester Grammar School and Stoneysgate Schools are both situated within the village.

DIRECTIONAL NOTE

From the centre of Market Harborough travel in a northerly direction on the A6 reaching Great Glen. At the island turn left as signposted to Newton Harcourt into Station Road, where the property can be seen on the left hand.



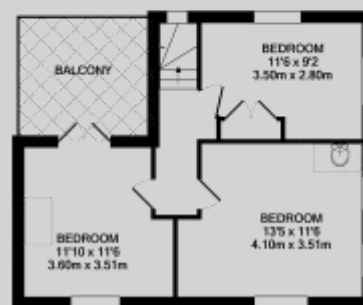


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GROUND FLOOR



1ST FLOOR

EXISTING ACCOMMODATION

Total Approx Gross Internal Floor Area House = 145.8 sq/m – 1569 sq/ft
 Total Approx Gross Internal Floor Area Riding School = 600 sq/m – 6458 sq/ft
 Total Approx Gross Internal Floor Area Outbuildings = 143.4 sq/m – 1543 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



****PROPOSED ACCOMMODATION****

Ground floor - 156M² - 1679 Sq²

First Floor - 164M² - 1765 Sq²

Total = 320 M² - 3444 Sq²



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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