

THE WOODLAND PLOT

LAND TO THE REAR OF 41A MAIN STREET, MEDBOURNE,
MARKET HARBOROUGH LE16 8DT

JAMES
SELLICKS



Proposed front elevation



Proposed side (north) elevation



Proposed rear elevation



Proposed side (south) elevation

A rare and exciting opportunity to acquire a building plot with planning granted for a detached dwelling in the ever popular Welland Valley favourite of Medbourne.

Total plot approx. 0.41 acres | Proposed four bedroom detached home | Open plan kitchen | Utility | Sitting room | Dining room | Guest cloakroom | Ensuite shower to principal bedroom | Three further double bedrooms | Family bathroom | Double garage |

PLANNING PERMISSION

Planning has been granted for the erection of a four bedroom, two bathroom, two reception room dwelling of approximately 1872 Sq. Ft (174 Sq. M) or thereabouts. Further information and supporting documents can be found at www.harborough.gov.uk, with planning reference 21/01647/FUL.

SERVICES

Gas, electricity (3 phase) water and mains sewerage will all be available to the site. The purchaser will have to pay a percentage of the maintenance charge for the road access to the plot's boundary.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

LOCATION

Medbourne is, by many, considered to be one of the most sought after south east Leicestershire villages, known locally & affectionately as one of the locations within the 'Golden Triangle'. This quintessential village has excellent local amenities to include a popular public house, village shop, tea rooms, restaurant, active village church & well renowned sporting facilities with playing fields, tennis courts, cricket ground & club house.

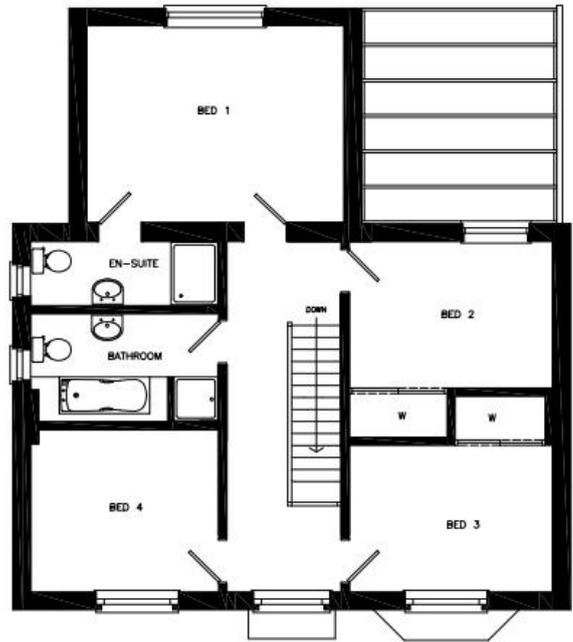
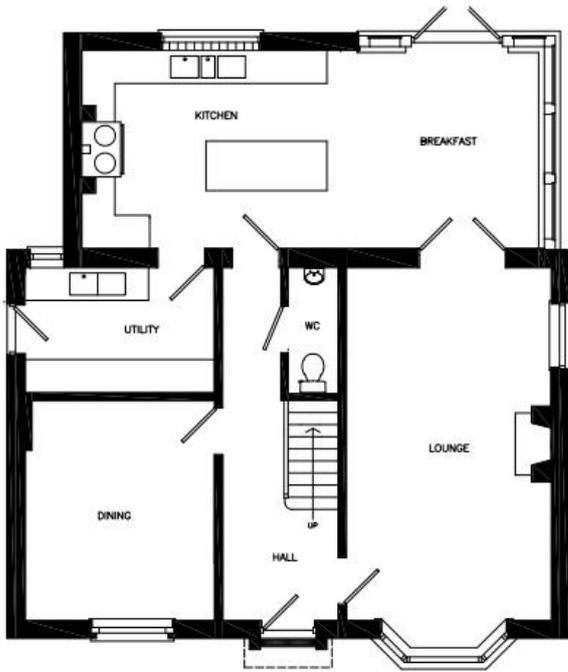
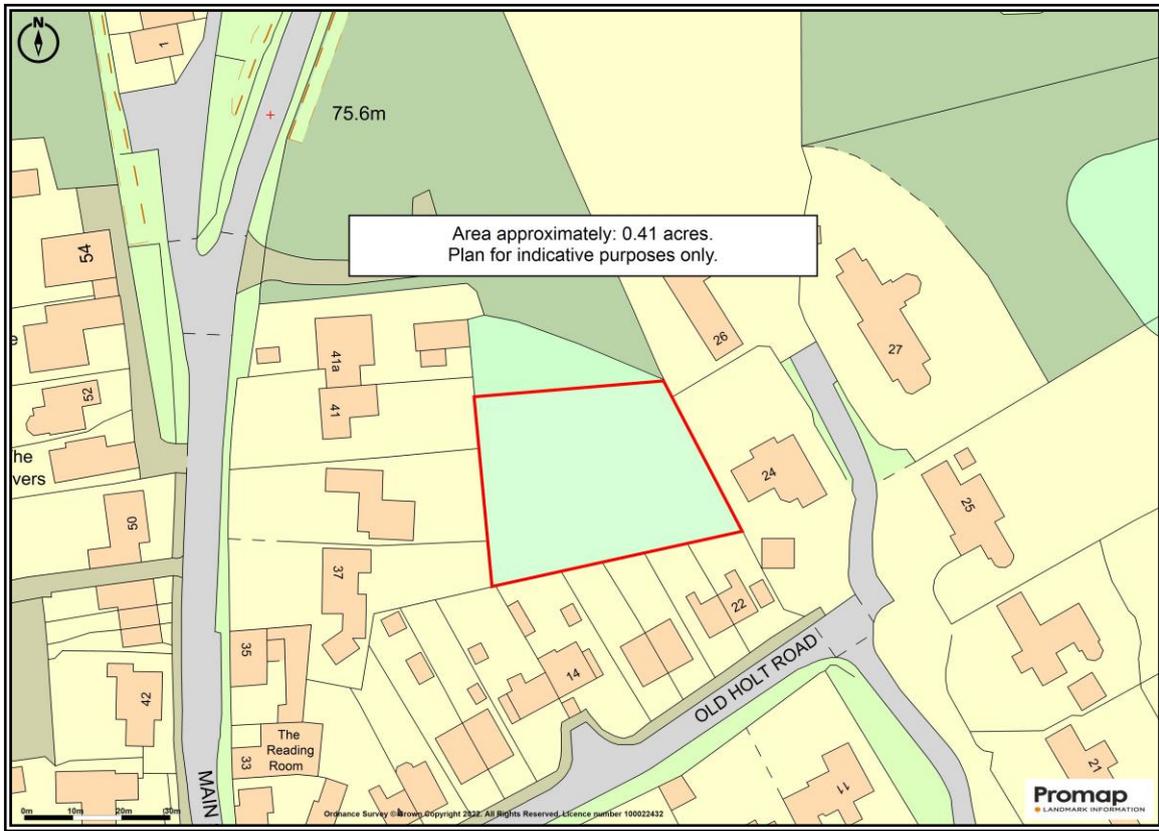
The local market town of Market Harborough is an historic charming and vibrant town with a variety of independent shops, boutiques, hotels, restaurants and supermarkets all catering for day to day needs. London St. Pancras is accessible in under an hour from Market Harborough Station.

SCHOOLING

Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within an half an hour car journey.

DIRECTIONAL NOTE

From the centre of Market Harborough travel via the B664 towards Medbourne and Uppingham. Upon entering the village of Weston By Welland, continue through the village as signposted to Ashley. Bear left onto Ashley Road as signposted to Medbourne. Bear left past the Nevil Arms public house onto Main Street. Continue through the village where the plot will be found on the right hand side as indicated by our for sale board.



Proposed floorplans

Disclaimer We as Agents do not have information relating to the approximate build costs associated with the construction of the proposed dwelling.

Prospective purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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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