



A SINGLE BUILDING PLOT FOR SALE IN SOUGHT AFTER VILLAGE

BACK LANE, BURTON OVERY, LEICESTER



KING WEST

A Single Building Plot For Sale In sought after village

Back Lane, Burton Overy, Leicester LE8 9DE

Location

A rare opportunity to acquire a building plot in this highly sought-after conservation village, occupying a delightful position with attractive countryside views. Conveniently located between Leicester and Market Harborough, the plot is well placed for access to a number of the region's most highly regarded schools, including Leicester Grammar School, Leicester Grammar Stoneygate School and Leicester High School for Girls. Amenities can be found in nearby Great Glen (1.5 miles). Complementing its rural charm, Burton Overy boasts a thriving village community, with amenities including The Bell Public House and Village Hall. Good access to Leicester (8 miles) and Market Harborough (10 miles) train stations which have direct trains to London St Pancras.

Description

A rectangular plot, sloping southwards, having a frontage to Back Lane of 21.4 metres, a depth of 23 metres and a rear width of 25.8 metres. The plot has an area of 0.06 ha (0.14 acres) and is enclosed by hedges or fencing. The rear boundary is to be erected by the Purchaser.

Services

All main services are available.



KING WEST

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Land & Estate Agents • Commercial
Town Planning & Development Consultants
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These particulars are intended as a guide and must not be relied upon as statements of facts



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Planning Permissions

Planning permission ref no. 18/01535/FUL was granted by Harborough District Council on 2nd November 2018 for a detached dwelling, subject to various conditions.

On 11th November 2021, Salus Building Compliance confirmed that the District Council had accepted the Initial Notice on 13th September 2021 that the drainage work constituted commencement of work, thus preserving the planning status of this application.

Planning permission ref no. 23/01468/FUL was approved by the District Council on 10th January 2024 for the formation of a highway crossover and a single detached dwelling with garaging, off road parking and gardens, subject to

conditions. Condition no 1 states that the development shall begin by 10th January 2027.

Copies of both planning permissions and site plans are available from King West on request.

Value Added Tax

VAT is not payable on the purchase price of the site.

Tenure

The plot is freehold and the title is registered with the Land Registry under title number LT534437. Vacant possession will be given on completion.

Fencing

The purchasers are to erect and maintain a fence to the rear boundary of the plot prior to commencement of any further building works on the site.

Inspection

Strictly by prior appointment with King West tel: 01858 435970

Further information

Contact Andrew Cowling at King West on 01858 435977.



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