Development land to the rear of
52 Leicester Road, Sutton in the Elms LE9 6QF
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Sutton in the Elms
Leicestershire
LE9 6QF

£900,000

THE PLOT
A superb opportunity to acquire a development site measuring approximately 1.26 acres (0.51 hectares) with outline planning permission (Application Number 16/01703/OUT) for the erection of five dwellings to the land adjacent to 54 Leicester Road, Sutton in the Elms LE9 6QF near Broughton Astley.

The planning permission, planning design, access statement and site layout information can be emailed upon request.

LOCATION
Sutton in the Elms is located approximately nine miles south west of Leicester city in the district of Harborough. The hamlet offers an historic Baptist Church with a range of local day-to-day shopping facilities found in the nearby village of Broughton Astley and offers good access to the Junction 21 of the M1 Motorway, the M69 and also junction 20 at Lutterworth.

DIRECTIONAL NOTE
Proceed out of Leicester via the Narborough Road, passing through Fosse Retail Park and Narborough village on the Coventry Road and turn eventually left at the traffic light complex as signposted to Broughton Astley. Upon entering the village take a left hand turn as signposted to Sutton in the Elms and continue to the middle of the hamlet passing the Sutton in the Elms Care Home where the entrance to the plot can eventually be located on the left.
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Harborough District Council Application number: 16/01703/OUT
Outline application for the erection of up to 5 dwellings (access to be considered)
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 endeavor 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.