

# CHAPEL LANE

STOKE ALBANY, MARKET HARBOROUGH



JAMES  
SELICKS

**Chapel Lane,**  
Stoke Albany, Market Harborough  
Leicestershire

An extremely rare opportunity to acquire a cottage with outbuilding, providing enormous potential to redevelop, subject to the usual planning consents.

A renovation/redevelopment project | Huge potential for either new build or refurbishment | Prime location within the heart of this historic village | Close to open countryside and many scenic walks | Four miles from Market Harborough and mainline rail connection to London St. Pancras | No upward chain

#### ACCOMMODATION

The accommodation is thought ripe for redevelopment and extension if required, subject to the usual planning consents.

The property comprises two titles; one edged red and one blue on the enclosed plan, which extends to approximately 0.12 of an acre in total, and is accessed via Chapel Lane.

The accommodation currently comprises a modest single bedroom two storey cottage in need of upgrading, of approximately 623 St Ft and a larger detached cottage which is in very poor condition and comprises a garage, workshop and a staircase to two rooms over.

#### OUTSIDE

The property is located in a popular village, east of Market Harborough and is situated on a quiet backwater lane, on a corner plot. There is ample car parking to the front of Chapel Lane.

#### LOCATION

Stoke Albany is a most attractive and highly regarded village close to the Leicestershire and Northamptonshire borders. The village offers a typical mix of mainly character village homes, a very popular children's playground and football field and is surrounded by some of the County's most attractive countryside.

Major centres of employment are found at Northampton and Market Harborough also providing a wide range of shopping, leisure and recreational amenities. The area is popular for local schools, Wilbarston Primary school less than a mile away, mainline railway station in Market Harborough provides access to London St Pancras in little over an hour.

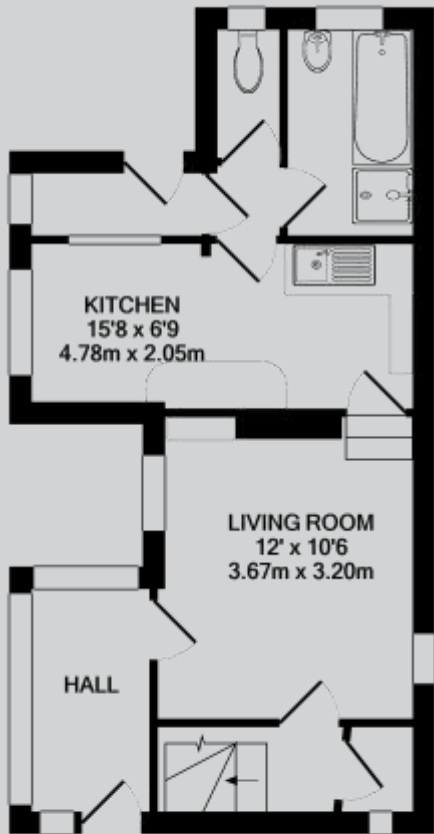
#### DIRECTIONAL NOTE

Proceed out of Market Harborough on the A427 taking the Harborough Road into Stoke Albany, bearing left onto Ashley Road and taking the second left hand turn onto Chapel Lane where the property can be found on the left hand side clearly identified by our 'For Sale' board.

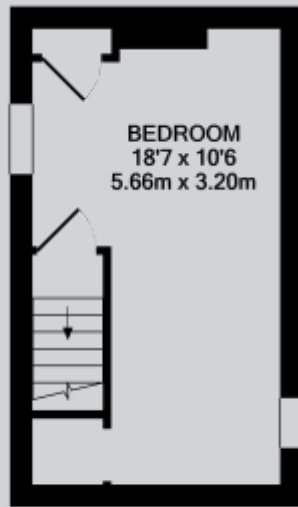




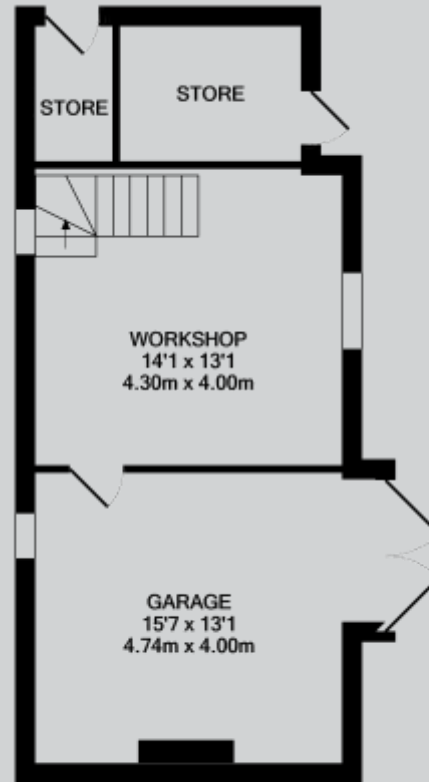
Approx Gross Internal Floor Area House = 57.9 sq/m – 623 sq/ft  
 Approx Gross Internal Floor Area Outbuildings = 76.2 sq/m – 820 sq/ft  
 Total Approx Gross Internal Floor Area = 134.1 sq/m – 1443 sq/ft  
 Measurements are approximate. Not to scale. For illustrative purposes only.



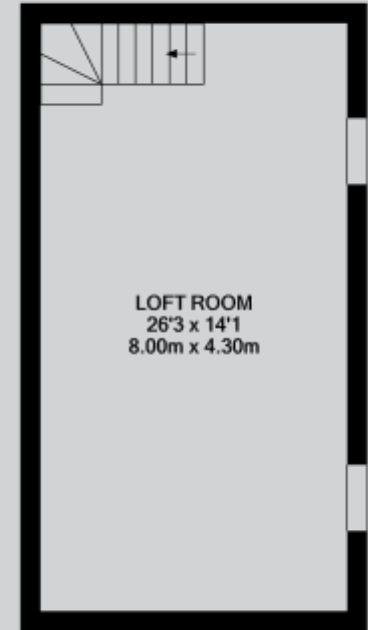
GROUND FLOOR



1ST FLOOR



GROUND FLOOR



1ST FLOOR



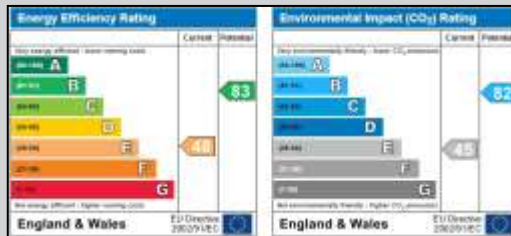
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**Measurements and Other Information**

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.