



DEVELOPMENT SITE

Four semi-detached dwellings

DEVELOPMENT SITE ADJACENT TO
1 VICTORIA STREET, FLECKNEY, LE8 8AZ

A unique opportunity to purchase a development site with outline planning consent for the erection of four semi-detached properties located close to the heart of the popular south Leicestershire village centre of Fleckney. In all about 0.172 acres. Planning Reference 20/00031/OUT

PRICE GUIDE £375,000

Call 01858 431315 for further information

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

METHOD OF SALE

The site is being offered for sale by way of private treaty. The vendors reserve the right to reject any of the offers received.

SERVICES

Mains water, electricity and drainage are understood to be available in the street. Services have not been tested, and it will be the responsibility of the purchasers to make their own enquiries as to the availability and capacity of the services.

PLANNING REFERENCE

Planning Reference Market Harborough District Council :
20/00031/OUT

More detailed plans are available from Harborough District Council website should they be required.

Please note these plans are shown for guidance purposes only and are not to scale, interested parties must check that the plans relate to the planning permission granted and must liaise directly with the planning authority regarding any planning enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, take the A6 towards Kibworth. On entering the village of Kibworth, at the roundabout take the first exit, and at the next roundabout take the first exit down to the traffic lights, and over the railway bridge. At the T junction take the right hand turn signposted to Fleckney. On entering the village of Fleckney, take a left hand turn onto Victoria Street, whereupon the site is located on the right hand side.

STAMP DUTY

The following SDLT rates apply until 31st March 2021:

Up to £500,000 - Zero

The next £425,000 (the portion from £500,001 to £925,000) - 5%

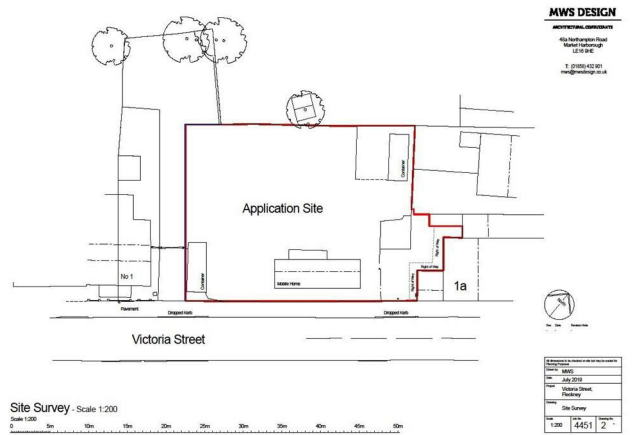
The next £575,000 (the portion from £925,001 to £1.5m) - 10%

The remaining amount (the portion above £1.5 million) - 12%

A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.



Part I - Particulars of application

Date of application: 10th January 2020 Application number: 20/00031/OUT

Particulars and location of development:

Outline application for the erection of 4 dwellings (access to be considered), Land Adj 1A, Victoria Street, Fleckney, Leicestershire.

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Harborough District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions and Reasons

1. No development shall commence on site until details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to accord with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. The development hereby approved shall commence prior to the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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LOCATION



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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



Call 01858 431 315



sales@andrewgranger.co.uk

Andrew Granger & Co. Phoenix House, 52 High Street,
Market Harborough, Leicester LE16 7AF
www.andrewgranger.co.uk