

# BUILDING PLOT

BUILDING PLOT, 32A THE HEIGHTS, MARKET HARBOROUGH, LE16 8BQ

A rare opportunity to acquire a single building plot with planning permission to erect a detached dwelling, occupying a corner position within a highly sought after residential area south east of the thriving town of Market Harborough.

PRICE GUIDE £200,000

Call 01858 431315 for further information

ANDREW GRANGER & CO

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## LOCATION

The plot occupies a corner position located off The Heights on the fringes of Little Bowden, handy for nearby local schools, the railway station with links to London St Pancras and nearby shopping and supermarket facilities. There are also pubs and restaurants within Little Bowden, and the town centre has a wealth of shopping and supermarkets, bars, restaurants, cafes and a theatre. A leisure centre is located to the south of town.

## PLANNING

The site benefits from full planning permission granted on 8th October 2021 (reference 21/01373/FUL), for the erection of a dwelling and garage, and creation of access.

## PROPOSED DWELLING

With a gross internal floor area in excess of 2,000 sq ft, the proposed design by Mark Winklewski Associates is in keeping with surrounding properties, and includes on the ground floor two reception rooms, an open plan dining/kitchen with utility room, store and separate cloakroom/wc off the reception hall. On the upper floor off a galleried landing is the main bedroom with en-suite shower room, three further well proportioned bedrooms and family bathroom. Also proposed is a detached garage with up and over door to front and parking.

The site occupies a corner position extending to approximately 0.05 hectares (0.1235 acres), and currently has a mainly hedged frontage to the roadway.

## PLANS

The proposed layout plans, elevations and site plans are provided for guidance purposes only, and are not to scale.

## WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.

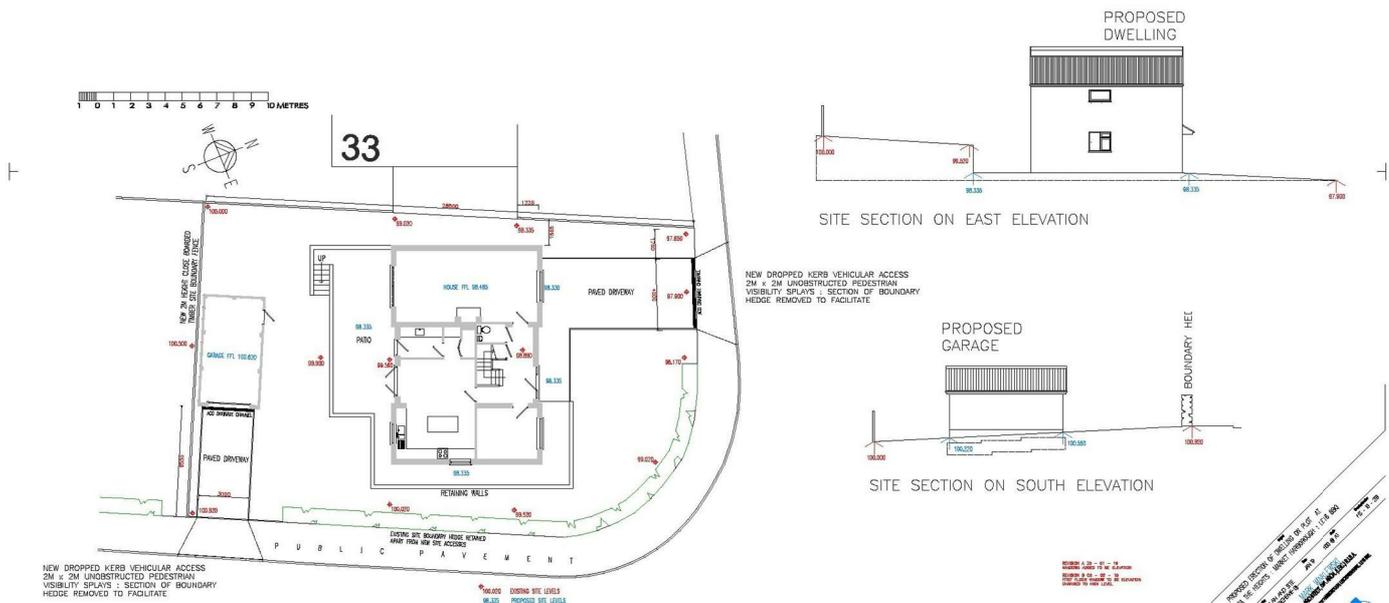
## VIEWINGS

Viewings should be arranged through Andrew Granger & Co on 01858 431315. Interested parties may view this site from the road. To view the site formally, please contact the selling agents.

## STAMP DUTY



STREET VIEW ELEVATION FROM NORTH

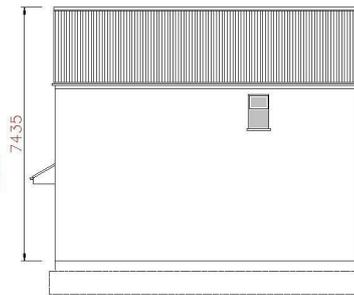


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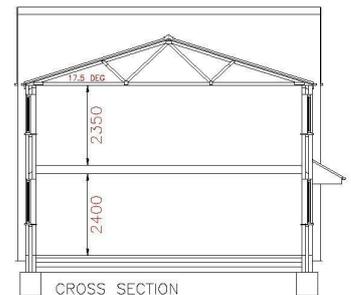
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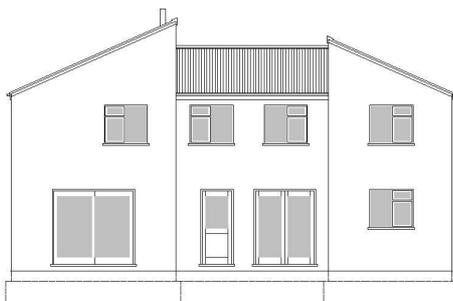
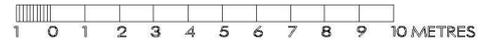
NORTH EAST ELEVATION



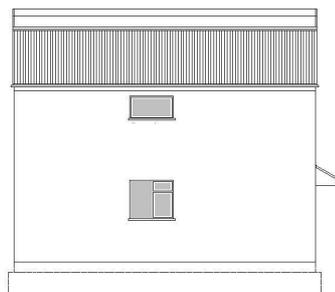
NORTH WEST ELEVATION



CROSS SECTION

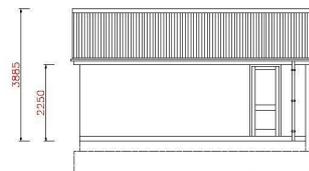


SOUTH WEST ELEVATION

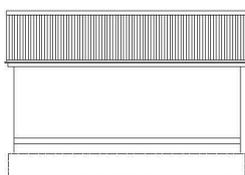


SOUTH EAST ELEVATION

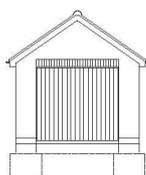
EXTERNAL MATERIALS :  
 WALLS : FACING BRICKS TO APPROVED SAMPLE  
 ROOFS : PLAN TILES TO APPROVED SAMPLE  
 WINDOWS & EXTERNAL DOORS : UPVC  
 FASCIAS, BARGEBOARDS AND RW GOODS : UPVC



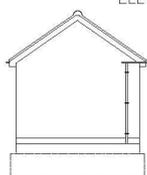
GARAGE NORTH EAST ELEVATION



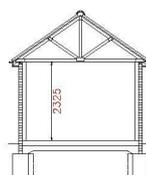
SOUTH WEST ELEVATION



SOUTH EAST



NORTH WEST



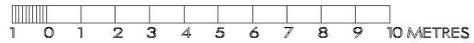
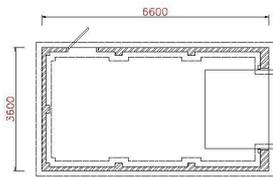
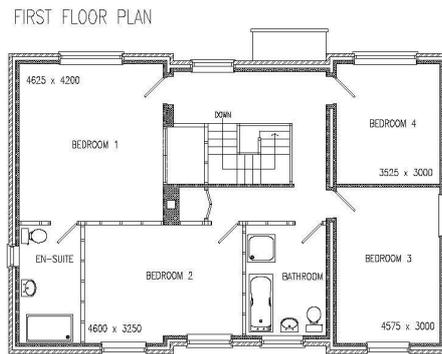
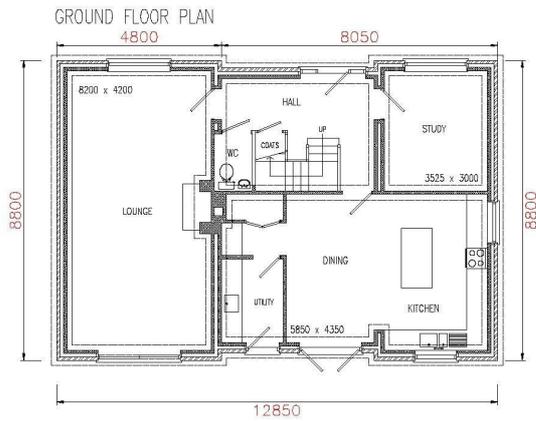
CROSS SECTION

REVISION A 30 - 01 - 19  
 WINDOWS ADDED TO SE ELEVATION  
 REVISION B 06 - 02 - 19  
 FIRST FLOOR WINDOW TO SE ELEVATION  
 CHANGED TO HIGH LEVEL

APPROVED BY: [Signature]  
 DATE: 02/02/2019  
 DRAWN BY: [Signature]  
 DATE: 02/02/2019  
 CHECKED BY: [Signature]  
 DATE: 02/02/2019

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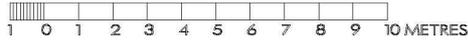
REVISION A 30 - 01 - 19  
WINDOWS ADDED TO SE ELEVATION  
REVISION B 08 - 02 - 19  
FIRST FLOOR WINDOW TO SE ELEVATION  
CHANGED TO HIGH LEVEL

APPROVED BY: [Signature]  
DATE: 08/02/19  
DRAWN BY: [Signature]  
DATE: 08/02/19  
CHECKED BY: [Signature]  
DATE: 08/02/19  
PROJECT NO: [Number]  
DRAWING NO: [Number]

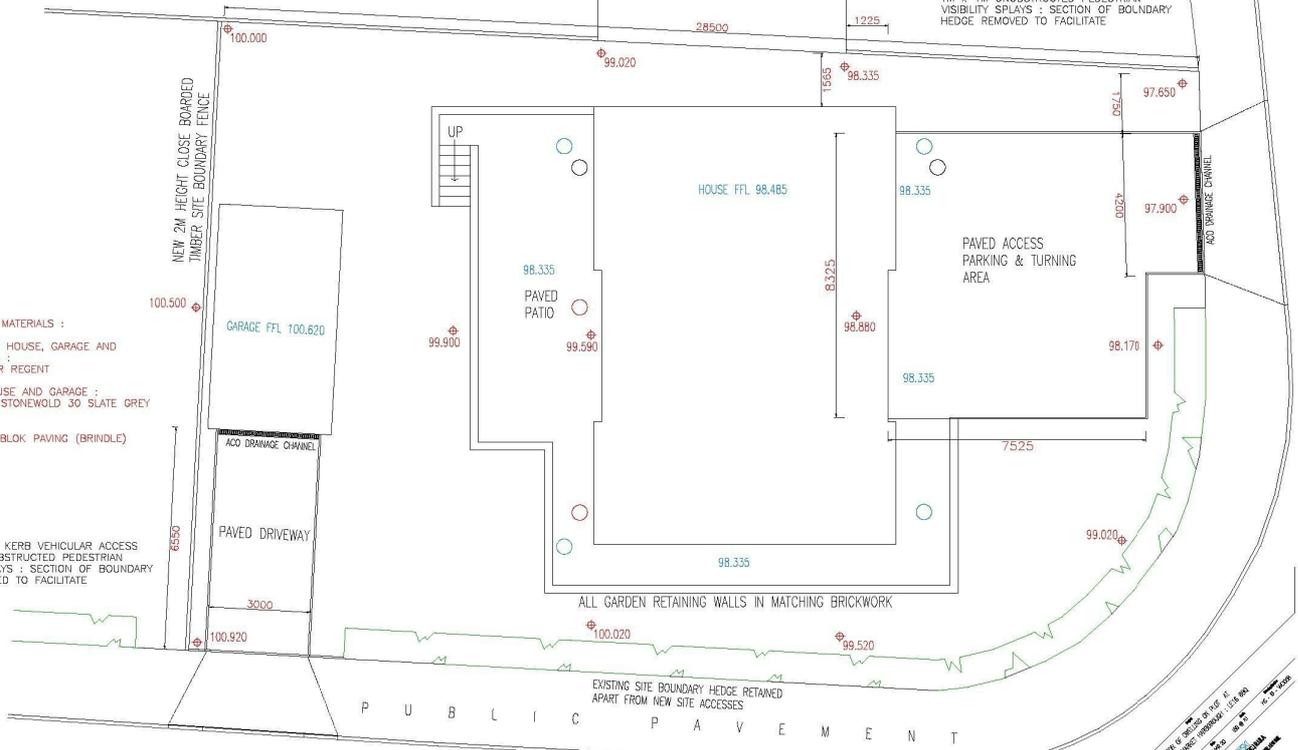
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# 33



NEW DROPPED KERB VEHICULAR ACCESS  
1M x 1M UNOBSTRUCTED PEDESTRIAN  
VISIBILITY SPLAYS : SECTION OF BOUNDARY  
HEDGE REMOVED TO FACILITATE



SCHEDULE OF MATERIALS :

BRICKWORK TO HOUSE, GARAGE AND GARDEN WALLS : IBSTOCK TUDOR REGENT

ROOFS TO HOUSE AND GARAGE : REDLAND MINI STONEWOLD 30 SLATE GREY

PAVING : MARSHALS KEYBLOK PAVING (BRINDLE)

NEW DROPPED KERB VEHICULAR ACCESS  
1M x 1M UNOBSTRUCTED PEDESTRIAN  
VISIBILITY SPLAYS : SECTION OF BOUNDARY  
HEDGE REMOVED TO FACILITATE

BLOCK SITE PLAN

100.020 EXISTING SITE LEVELS  
98.335 PROPOSED SITE LEVELS

PREPARED BY: ANDREW GRANGER & CO  
DATE: 10/10/2023  
SCALE: 1:500  
DRAWN BY: A.G.  
CHECKED BY: A.G.  
APPROVED BY: A.G.  
PROJECT NO: 23/001

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## LOCATION



### Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

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

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

If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.

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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.
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Call 01858 431 315



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