



RESIDENTIAL DEVELOPMENT LAND

185 Barkby Road, Syston, Leicestershire LE7 2AJ

Existing Bungalow and Outline Planning Permission of up to 8 dwellings



RESIDENTIAL DEVELOPMENT LAND

185 Barkby Road, Syston, Leicestershire LE7 2AJ

Existing Bungalow and Outline Planning Permission of up to 8 dwellings

SITUATION

The property is situated within the settlement boundary of the town of Syston, Leicestershire. The property is accessed off Barkby Road.

The town of Syston is situated approximately 6 miles north-east of Leicester City Centre and 10 miles south-west of the market town of Melton Mowbray.

Syston benefits from a number of local services and schools, including a train station. The town is within close proximity to the A46 dual carriageway.

THE PROPERTY

The property is a detached three-bedroom chalet-style bungalow comprising of the following accommodation:

Ground Floor

Porch, Entrance Hall, Kitchen, Lounge, Conservatory, Family Bathroom, 2 Bedrooms, Integral Garage, Store and WC.

First Floor

Landing, Master Bedroom with Ensuite, and Study

The property extends to approximately 0.47 hectares (1.16 acres). There are three outbuildings to the rear of the property, formerly used for storage purposes.

ENERGY PERFORMANCE CERTIFICATE

185 Barkby Road - Grade F - 28.

COUNCIL TAX

185 Barkby Road – Band E (£1,595.91 2022-2023 years)
Payable to Charnwood Borough Council.

PLANNING PERMISSION

The property benefits from Outline Planning Permission, subject to approval of reserved matters, for up to 8 dwellings. Outline Planning Permission was granted on 23rd December 2022 by Charnwood Borough Council and the Application Number is P/21/1549/2.

The approved Outline Consent requires an application for the approval of reserved matters to be made within three years of the Permission and the development shall have commenced not later than two years from the final approval of the last of the reserved matters. Please note that the development can then only be occupied once the access arrangements, referred to in the Decision, have been implemented in full.

The Outline Planning Permission is supported by a Section 106 Agreement under the Town & Country Planning Act 1990. The Section 106 Agreement states that a contribution of £45,384.00 (Index Linked) will be made towards the cost of a scheme for habitat creation and enhancement with a minimum value of 0.76 habitat units with priority given to the Parish of Syston and neighbouring parishes.

SERVICES

The existing bungalow is connected to mains electricity, water, and drainage. The central heating is oil-fired. There is a redundant septic tank on the property.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

TENURE AND POSSESSION

The property is freehold with vacant possession.

LOCAL AUTHORITY

Charnwood Borough Council
Southfield Road
Loughborough
Leicestershire
LE11 2TN

Tel: 01509 263151

PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

5 Geoff Monk Way, Birstall, Leicester, LE4 3BU

0116 289 4719 | leicester@brown-co.com

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the help and benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves referred to or not in these particulars.

LAND REGISTRY TITLE

The property is registered with the Land Registry and forms part of the Registered Title of LT340633.

SPORTING, TIMBER & RIGHTS

The sporting rights, mineral rights and timber rights will be included within the freehold so far as they are owned by the Vendors.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or Interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendors' Agent.

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors' Agent will be responsible for defining boundaries or the ownership thereof.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

VALUE ADDED TAX

Should any sale of the property as a whole or in lots or any right attached become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti Money Laundering Legislation, the purchasers will be required to provide proof of identity and address to the Vendor's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWINGS

On site viewings are to be undertaken strictly by appointment with the Selling Agent.

WHAT3WORDS LOCATION SEQUENCE

shades.dot.mull

VENDORS SOLICITOR

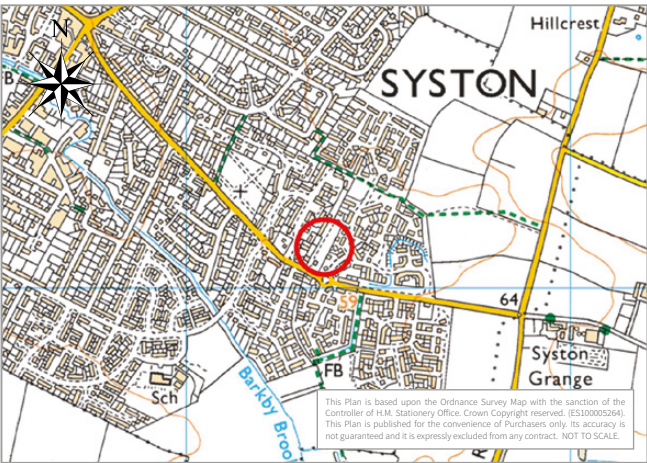
Philip J Hammond & Sons
47 Friar Lane
Leicester
LE1 5QX

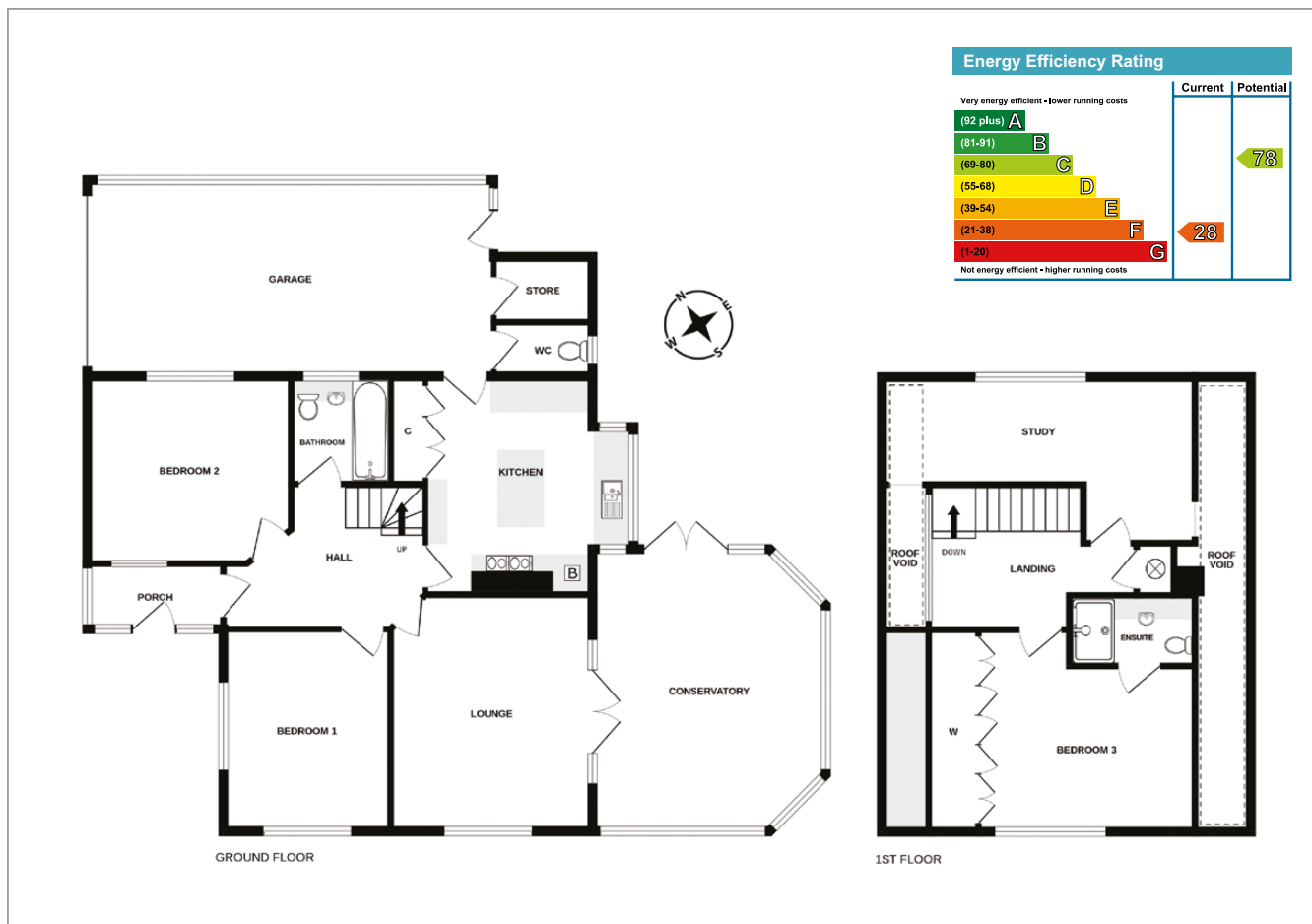
Contact: Richard Hammond
Tel: 0116 251 7171
Email: richardhammond@pjhammond.com

CONTACT

Gilbert G Watchorn BSc (Hons) MRICS FIAV
Tel: 07825 780 144
Email: gilbert.watchorn@brown-co.com

Edward Megginson BSc (Hons) MRICS
Tel: 07787 877 057
Email: edward.megginson@brown-co.com





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in January 2023.

5 Geoff Monk Way, Birstall, Leicester, LE4 3BU
0116 289 4719 | leicester@brown-co.com

