

GLEN PARVA · LEICESTERSHIRE

182 Leicester Road

Glen Parva, Leicester, LE2 9HH

OFFERS IN THE REGION OF

£595,000

A substantial four bedroom detached family home on a private 0.23 acre plot — sold with full planning consent for the erection of two further detached houses. Three homes, one address, no onward chain.

- ◆ Four bedroom detached family home on a vast, private corner plot
- ◆ Two consented building plots — 1,345 and 1,385 sq ft
- ◆ Private gardens, off-road parking and separate access to each

1 + 2

EXISTING & CONSENTED

0.23 Acres

PRIVATE PLOT

4,286 Sq Ft

COMBINED FLOOR AREA

23/0797/FUL

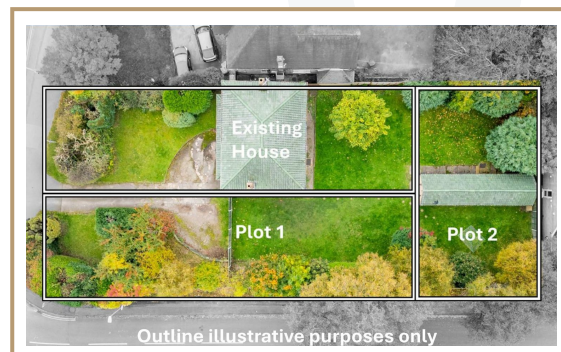
PLANNING GRANTED

01 INTRODUCING The Opportunity

A substantial family home on a private plot — sold together with consent to build two more.

The existing house sits well back from the road behind a broad, sweeping frontage. A light entrance hall with parquet flooring and a turned staircase opens to a generous 21ft lounge, a separate living room, and a well appointed kitchen/diner looking out across the garden. To the first floor are three double bedrooms, a fourth single room ideal as a study, a family bathroom and a separate WC.

The real interest, however, lies in the land. Blaby District Council granted consent under reference **23/0797/FUL** for two individually designed detached houses, each with its own private garden, off-road parking and independent access. Whether retained whole as a family holding, built out in full, or brought forward in phases, the site offers unusual flexibility.



THE CONSENTED LAYOUT • ILLUSTRATIVE ONLY

A home, a project, or both.

THREE HOMES • ONE 0.23 ACRE PLOT • NO ONWARD CHAIN

KEY FEATURES

- ◆ Four bedroom detached family home on a vast, private corner plot
- ◆ Full planning permission for two additional three bedroom detached houses
- ◆ Plot One — contemporary two storey house of 1,345 sq ft
- ◆ Plot Two — dormer style house of 1,385 sq ft with integral garage
- ◆ Private gardens, off-road parking and separate access to each dwelling
- ◆ Fosse Park, the M1 and Leicester's mainline station within easy reach
- ◆ Freehold • No onward sales chain

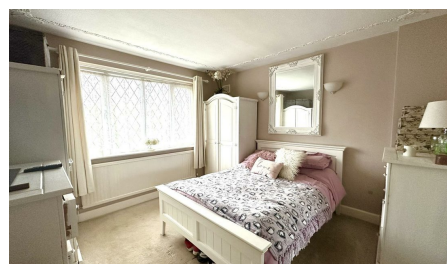
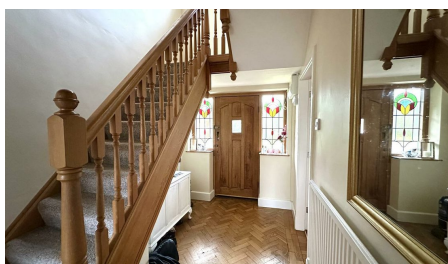
AT A GLANCE

Tenure	Freehold
Total plot	Approx. 0.23 acres
Existing house	1,266 sq ft
Existing outbuilding	290 sq ft
Plot One (consented)	1,345 sq ft
Plot Two (consented)	1,385 sq ft
Planning reference	23/0797/FUL
Local authority	Blaby DC
Council tax band	E
EPC rating	D
Sales chain	None

02

NUMBER 182

The Existing House



ACCOMMODATION

GROUND FLOOR 648 SQ FT • 60.2 SQ M

Entrance Hall

Lounge 6.59 × 3.22 m · 21'7" × 10'7"

Living Room 3.51 × 3.22 m · 11'6" × 10'7"

Kitchen / Diner 5.35 × 2.74 m · 17'7" × 9'0"

FIRST FLOOR 618 SQ FT • 57.4 SQ M

Bedroom One 3.37 × 3.23 m · 11'1" × 10'7"

Bedroom Two 3.53 × 3.22 m · 11'7" × 10'7"

Bedroom Three 3.23 × 3.06 m · 10'7" × 10'0"

Study / Bedroom Four 2.01 × 1.75 m · 6'7" × 5'9"

Family Bathroom 2.79 × 2.00 m · 9'2" × 6'7"

Separate WC

OUTBUILDING 290 SQ FT • 26.9 SQ M

Outhouse, Store & WC 8.64 × 2.66 m · 28'4" × 8'9"

Total including outbuilding — 1,556 sq ft (144.5 sq m). The outbuilding would require removal should the consented scheme be brought forward. All measurements are approximate.

THE HOME

Set behind a deep, established frontage, the house opens to a bright hall floored in parquet, with a handsome turned staircase and stained glass to the entrance door. The principal reception is a well proportioned lounge running some 21ft front to back, with a second living room alongside — equally suited to formal dining.

To the rear, the kitchen/diner is fitted with a comprehensive range of timber units beneath stone worktops, with an integrated oven and hob and a broad window framing the garden. Upstairs, three genuine double bedrooms are served by a contemporary family bathroom and separate WC, with a fourth single room making an excellent study.

The gardens wrap generously around the property, offering considerable privacy and, of course, the development potential that makes this address so unusual.

EPC
D

TENURE
Freehold

TAX BAND
E

AUTHORITY
Blaby

03 PLANNING GRANTED

The Consented Homes

PLOT ONE · 1,345 SQ FT



Contemporary two storey house arranged around full height glazed feature gables, with bi-folding doors to the garden and a log burner to the open plan living space. Served from the existing Leicester Road access.

PLOT TWO · 1,385 SQ FT



One and a half storey dormer style house with a ground floor study, principal bedroom suite and integral garage of minimum 3.0 x 6.0 m. Served by a newly formed access from Hall Close.

PROPOSED ELEVATIONS · S & S ARCHITECTURE (ASHBY) LTD · INDICATIVE

ACCOMMODATION	PLOT ONE Two Storey	PLOT TWO Dormer Style
Kitchen / Diner	5.75 x 4.05 m	4.75 x 3.75 m
Lounge	5.75 x 3.75 m	4.50 x 3.75 m
Study	—	2.85 x 2.75 m
Utility	2.35 x 1.65 m	1.95 x 1.50 m
Bedroom One	5.75 x 3.35 m	4.95 x 3.55 m
Bedroom Two	3.75 x 2.95 m	3.75 x 3.35 m
Bedroom Three	2.75 x 2.75 m	3.75 x 3.05 m
En-suite to bedroom one	•	2.40 x 1.95 m
Family bathroom	•	2.65 x 1.95 m
Cloakroom / WC	•	•
Integral garage	—	•
Ground floor area	699 sq ft	685 sq ft
First floor area	646 sq ft	700 sq ft
Total gross internal	1,345 sq ft	1,385 sq ft

• included, dimension not stated. Both houses share a mixed material palette of stock red facing brickwork with blue brick plinth, treated vertical cedar boarding, K-Rend smooth render and plain concrete roof tiles with Velux double glazed rooflights. Each has a minimum of three off-road parking spaces and a private rear garden. Plot Two floor area excludes the integral garage.

04

CONSENT, LAYOUT & SETTING

The Site & Location

CONSENT SUMMARY

Planning reference	23/0797/FUL
Local authority	Blaby District Council
Consented dwellings	2 x 3 bedroom detached

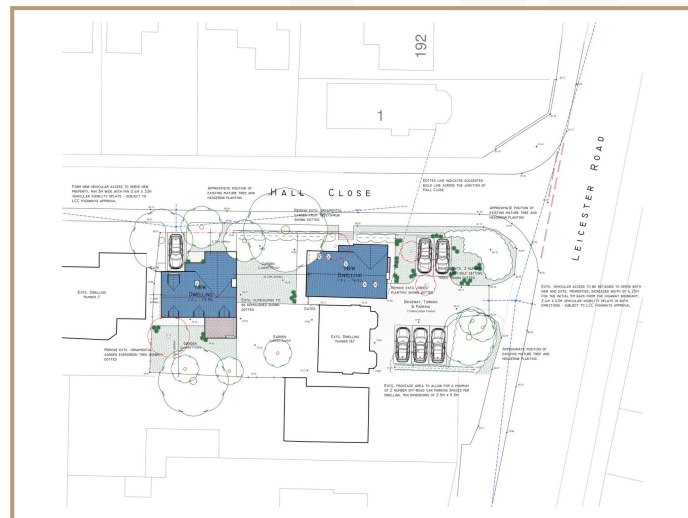
DEVELOPMENT NOTES

- Plot One served from the existing Leicester Road access, shared with number 182
- Plot Two served by a newly formed access from Hall Close
- Shared frontage so vehicles enter and leave in forward gear
- Minimum three parking spaces per property, each 2.5 x 5.5 m
- Visibility splays subject to Leicestershire County Council Highways approval
- Mature trees and hedgerow retained where indicated; rear outbuilding demolished

GLEN PARVA

Leicester Road runs through one of the area's most consistently sought after residential pockets, characterised by generous detached housing on mature, well planted plots. Shopping, schooling and leisure facilities are close at hand in Glen Parva and neighbouring South Wigston and Blaby, with open countryside and the Grand Union Canal within easy reach. Fosse Park, one of the Midlands' principal retail destinations, lies a short drive away.

Junction 21 of the M1 — where the M1 and M69 meet — gives swift access north toward Nottingham and south toward London, while Leicester's mainline station offers direct services to London St Pancras International.



PROPOSED BLOCK PLAN • 1:200 @ A1



INDICATIVE STREET SCENE • ALONG HALL CLOSE



INDICATIVE STREET SCENE • ALONG LEICESTER ROAD

APPROXIMATE DISTANCES

Glen Parva amenities	1 mile
South Wigston	1.5 miles
Fosse Park	1.5 miles
M1 Junction 21	2 miles
Leicester City Centre	3 miles
Leicester Railway Station	3.5 miles
East Midlands Airport	20 miles

Distances are approximate, by road, and given as a guide only. Plot outlines and layouts are indicative. Purchasers should verify the consent and its conditions with Blaby District Council.



A RARE DEVELOPMENT OPPORTUNITY

182 Leicester Road Glen Parva, Leicester, LE2 9HH

Offers in the region of £595,000

Freehold · No onward chain · Viewing strictly by appointment

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