

Land to the east of Rugby Road Service Road, Swinford Road, Lutterworth - LE17 4HN

Offers Over **£60,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

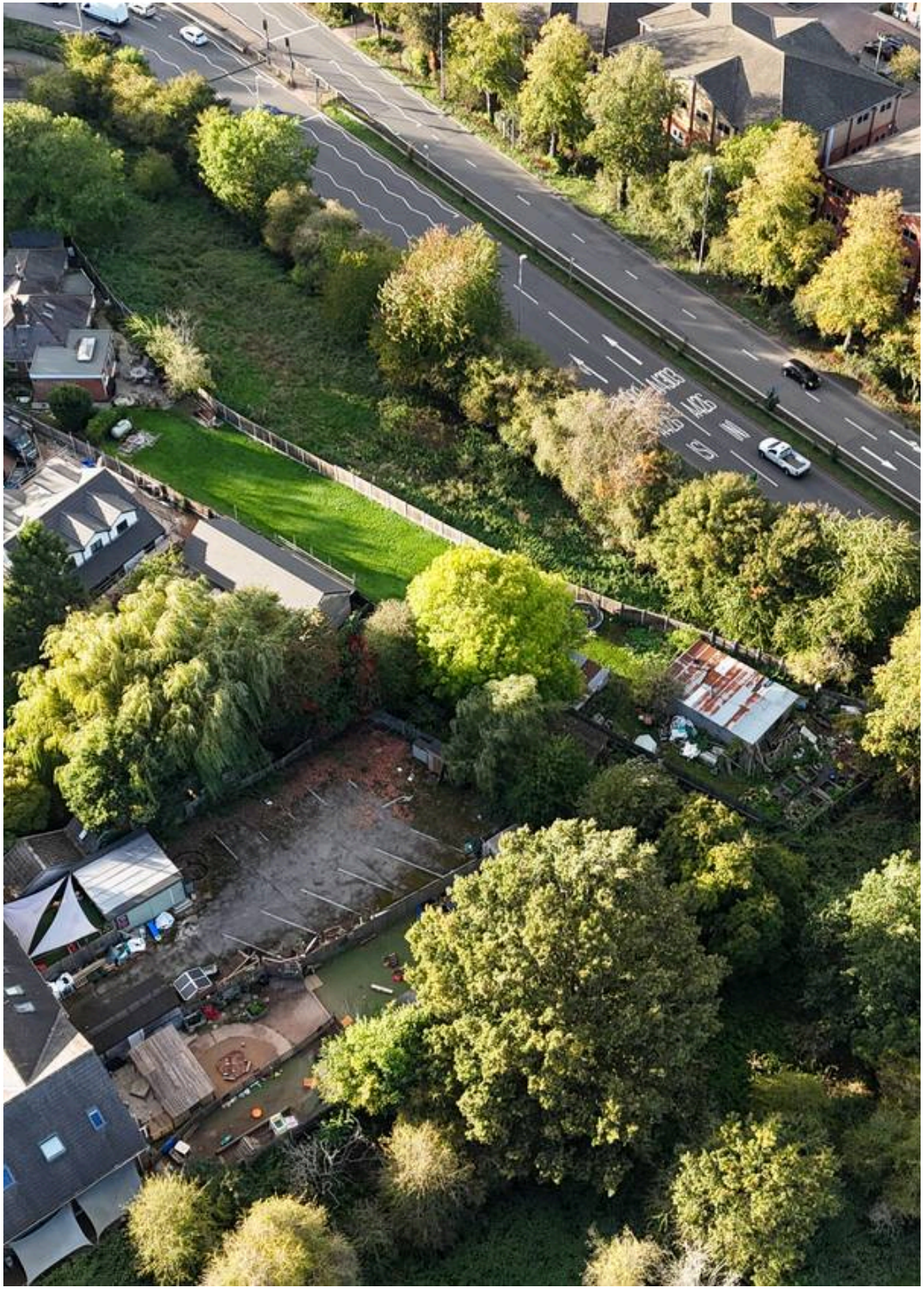
Land to the east of Rugby Road Service Road, Swinford Road

Lutterworth

An exciting opportunity to acquire approximately 0.46 acres (0.19 hectares) of gardenland in a strategic location on the edge of Lutterworth.

The land is situated at the end of Swinford Road between the final house on the road and Lutterworth Road.

- An attractive opportunity to acquire approximately 0.46 acres of garden land, benefiting from road frontage and direct access from Swinford Road
- Freehold with vacant possession





GUIDE PRICE

Offers over £60,000

METHOD OF SALE

The land is offered for sale via private treaty, The vendor and agent reserve the rights to conclude the sale via alternative methods if they deem neccessary.

LAND CLASSIFICATION AND SOIL TYPE

The garden land is classified as Grade 2 (very good quality land). Soilscapes defines the soil type as Soilscape 6: Freely draining slightly acid loamy soils.

TENURE

The land is offered for sale freehold with vacant possession.

LOCAL AUTHORITY

Harborough District Council The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG

PLANNING HISTORY

Ref: 26/00444/PIP

Permission in Principle for the erection of a minimum of 1 and maximum of 5 dwellings

Rejected: 06/05/2026

The application was refused on grounds relating to noise pollution, air quality and the proposed density of development. Prospective purchasers are advised to undertake their own due diligence regarding the site's planning potential.

SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The agents are not aware of any rights of way, wayleaves or easements across the land. However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoings, whether mentioned in the sales particulars or not.

FLOOD ZONE

All of the property is located within Flood Zone 1 (Low Probability)

SERVICES

The agent is not aware that the land is connected to any services.

LAND REGISTRY

The land is registered with the Land Registry: LT556271 & LT500779

VAT

In the event that any part of the land is subject to VAT, this will be payable by the purchaser in addition to the purchase price.



RATES & OTHER OUTGOINGS

The property is sold subject to any other rates and outgoings which the purchaser will be liable for.

ANTI-MONEY LAUNDERING

Due to regulatory requirements, we are legally required to undertake full identification checks on any prospective purchaser prior to proceeding with an agreed sale. These checks are carried out through our online system, Landmark, and include identity verification and facial recognition checks. A fee of £25 + VAT is payable by each prospective purchaser in respect of these checks.

PLAN

The plan and red lines provided are for reference purposes only. The vendor not the vendors agent are responible for defining the boundaries of the ownership.

VIEWINGS

Viewings of the land may take place at any time during daylight hours by persons who have registered with the selling agent. The selling agent requests that no disturbance is caused to tenants or neighbouring properties.

FURTHER INFORMATION

For any further information, please contact:

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Email: peter.chennells@sheldonbosleyknight.co.uk



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Land App



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Scale 1:1137 (at A4)

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Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Sheldon Bosley Knight

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