



WELLS MCFARLANE

Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth, LE17 4HB



TO LET - Newly Built Bespoke 1-2 Bed Apartments

Manor Farm, Market Harborough, LE16 9FN

- SEVEN ONE BEDROOM APARTMENTS
- FOUR TWO BEDROOM APARTMENTS
- NEW BUILD
- BESPOKE DESIGN AND FINISH

Manor Farm Development Information

- 1-2 bedroom apartments located on a popular a new build housing development. Currently under construction, the properties should be ready for occupation in November 2025. The apartments provide the opportunity to rent a new bespoke designed self contained property constructed by Davidsons Homes.
- Just a short distance from the superb amenities, independent shops and café culture of Market Harborough. You can take advantage of the playground and green open space on the development which leads to various canal walks.
- Located west of the popular market town of Market Harborough, just off the A6. The property will occupy a central location on this brand new development of residential properties. The property forms part of a wider commercial development providing a convenience store, café and community facilities.

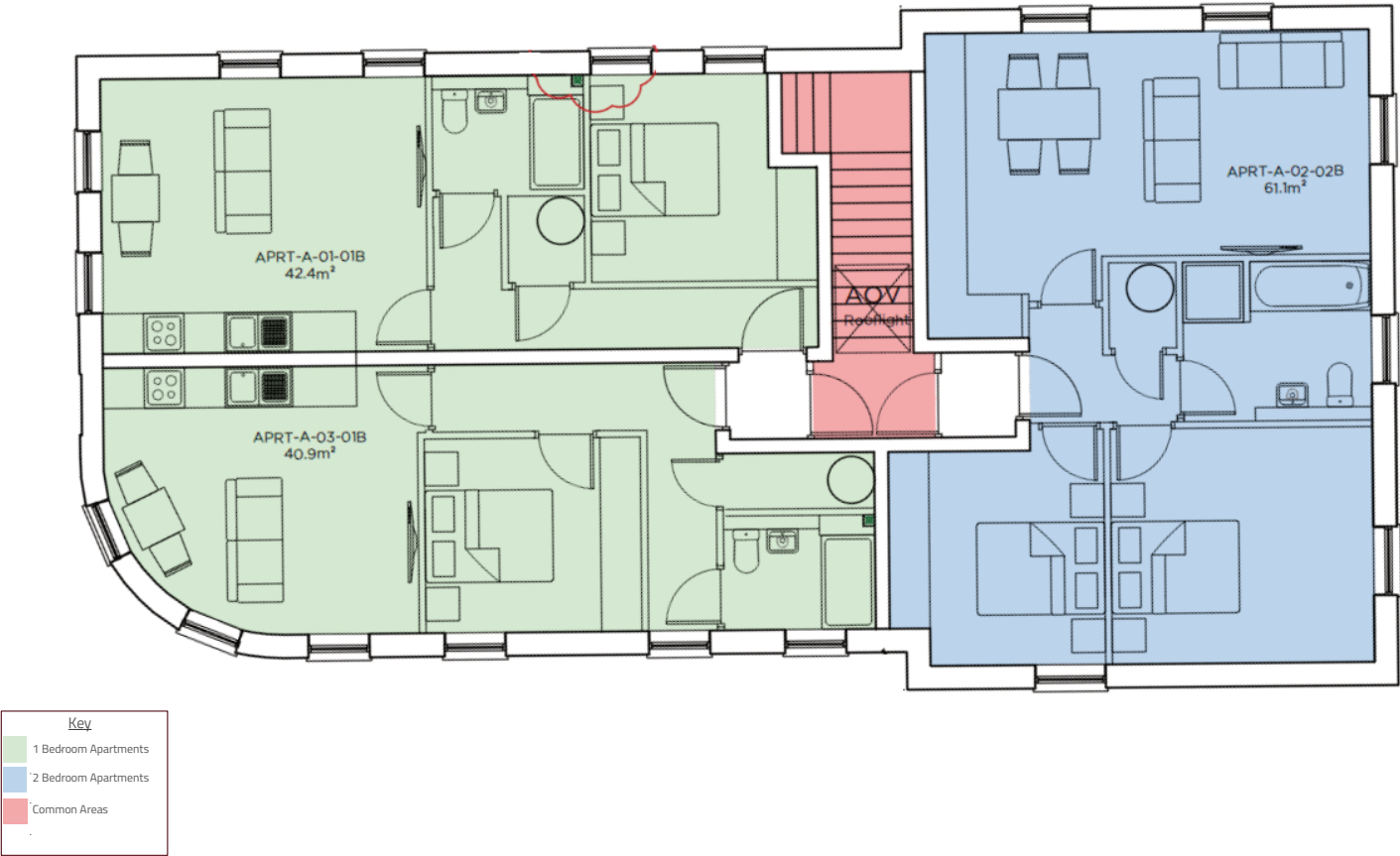


Apartment Information

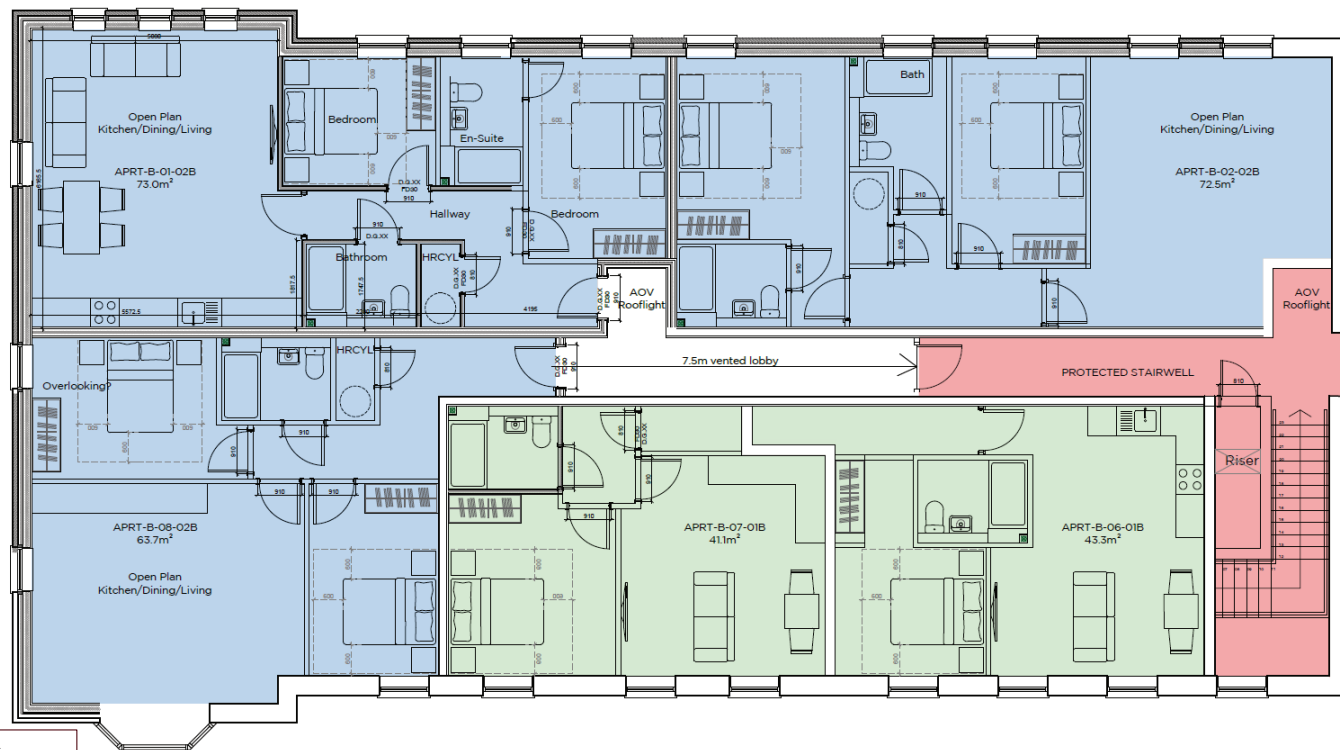
- **Discover Modern Living in the Heart of Town:** Introducing an exclusive collection of 11 brand new bespoke apartments, designed and finished to an exceptional standard. Offering a choice of seven stylish one-bedroom apartments and four spacious two-bedroom apartments, each property combines contemporary design, perfect for modern living.
- **Stylish Interiors, Built to Impress:** Every apartment features sleek Grey or Blue Gloss kitchens, complemented by concrete-effect worktops and integrated appliances, including fan oven, ceramic hob, fridge freezer, and washer dryer. Selected apartments also include an integrated dishwasher. Wet rooms are fully tiled, some with a separate bath. Electric panel heaters throughout controlled by individual programmers.
- **Comfort & Quality Throughout:** With chrome-finished sockets, fitted blinds to all windows, and carefully chosen flooring, from soft bedroom carpets to durable LVT in living spaces, every detail has been considered. The intercom system allows for easy access whilst adding extra security.



Floorplans - Apartments 1-3



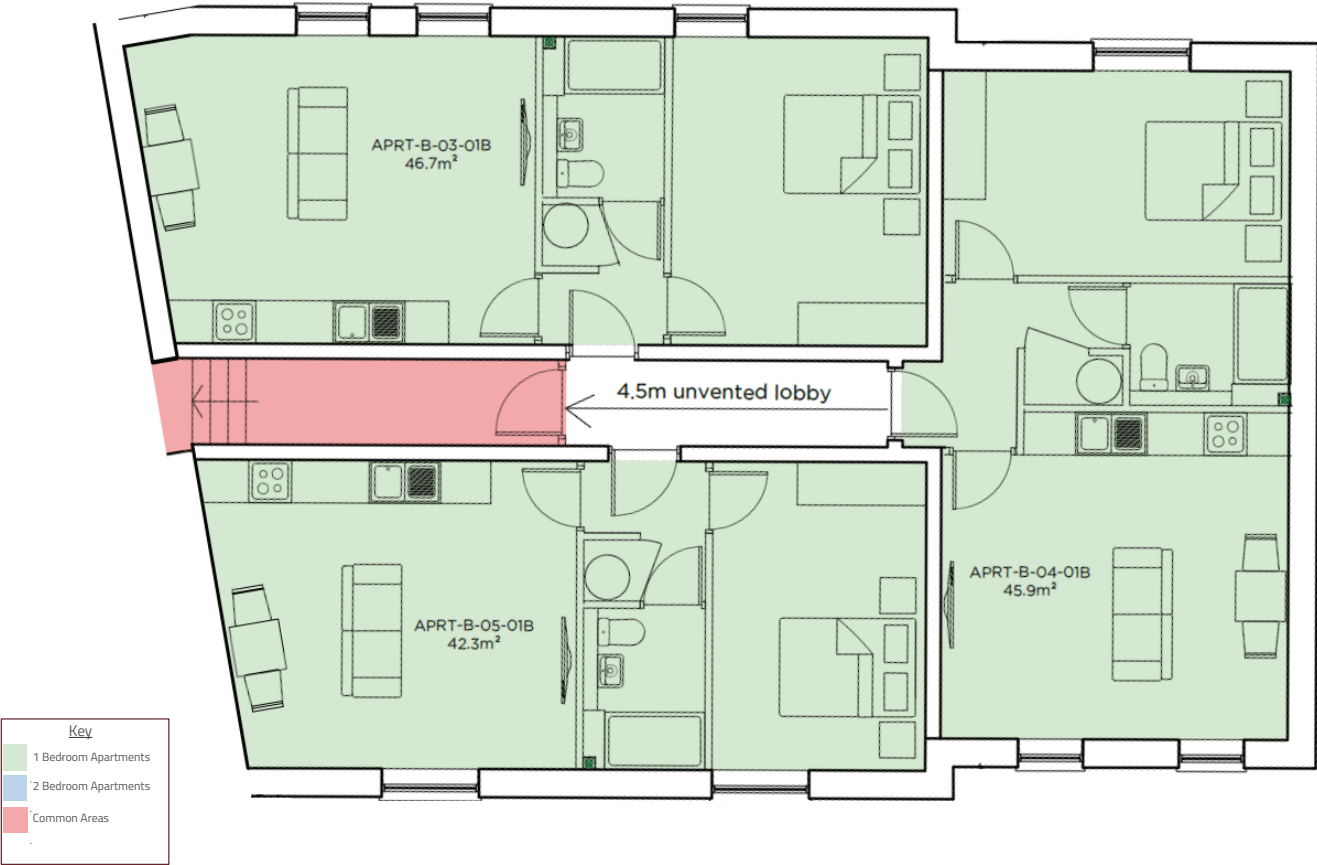
Floorplans - Apartments 4-8



Key

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- Common Areas

Floorplans - Apartments 9-11



Market Harborough - Area Information

- History and character of the town:** Market Harborough, a historic Leicestershire market town, traces its roots to 1204 when it received a royal market charter. The timber-framed Old Grammar School, built in 1614, remains a focal point. With Georgian, Victorian and medieval architecture, the town centre reflects centuries of growth, heritage and distinctive character.
- Transport links:** Market Harborough benefits from excellent transport links. Fast direct trains to London St Pancras take around an hour, with Leicester and Nottingham easily reached. By road, the town connects to the M1, A14 and surrounding networks, making it a desirable location for commuters and regional businesses seeking strong connectivity.
- Expansion and development:** The town is undergoing significant expansion, with large-scale housing developments planned north and south of Market Harborough. Retail and business facilities are also growing, including a larger Aldi, new convenience stores, and business parks. Education provision has improved too, with Wellington Place Primary, the first new school locally in decades.



Further Information



Furniture

The apartments will be Let unfurnished.

Referencing

The successful applicant(s) will be required to satisfy the usual referencing requirements.

Holding Deposit

A non-refundable Holding Deposit of one weeks worth of rent will be due to secure the property pending references. If successful the Holding Deposit will be transferred to the main Deposit which is equivalent to 5 weeks rent.

VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member only.

EPC

The Properties are being assessed for an EPC.

CONTACT

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