



MILLSTONE

— COURT —

MARKET HARBOROUGH

PRESENTATION

MILLSTONE COURT



The Development

Millstone Court

A stylish collection of 83 one- and two-bedroom, high tech apartments, many featuring riverfront balconies and exclusive access to a beautifully designed rooftop terrace and private riverside garden / courtyard, with parking available on site.

36 Parking Spaces Available for sale with 2 disabled spots.

Located in 'Leicestershire's Millionaires' Row'

London commutable in under 60-minutes.



MILLSTONE COURT

MILLSTONE
COURT
The Old Flour Mill

MILLSTONE
COURT
The Old Rubber Works

Heritage Meets Modern Living
with 3 Unique Buildings:

- ✕ The Dainite Building
- ✕ The Old Rubber Works
- ✕ The Old Flour Mill

MILLSTONE
COURT
THE DAINITE BUILDING





Why Market Harborough?

Prime Location

- Strategically located in Leicestershire with direct rail links to London (in under 60 minutes).
- Excellent road connectivity (A6, M1, M6, A14).
- A historical market town with character and charm.

Thriving Economy

- Home to a vibrant mix of independent businesses and national retailers.
- Strong SME culture with innovation in digital, retail, food, and creative sectors.

Quality of Life

- Consistently recognised as one of the UK's top places to live, including in The Times' prestigious 2025 list.
- Great schools, low crime rates, and a strong sense of community.



Why Market Harborough?

Development Potential

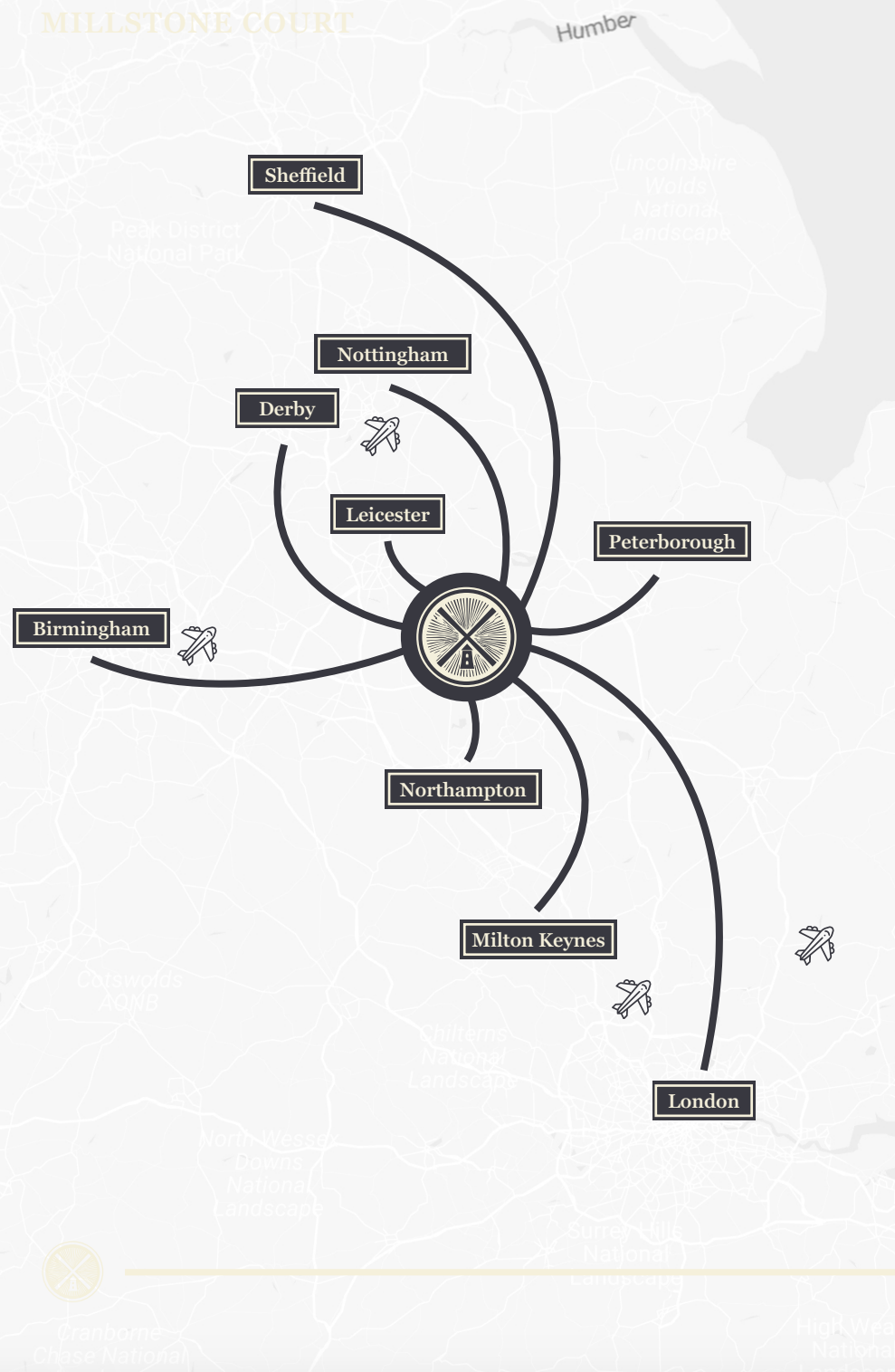
- Ongoing investment in town infrastructure and housing.
- Opportunities in retail, commercial space, and eco-friendly developments.

Skilled Workforce

- Access to a well-educated, professional talent pool.
- Proximity to universities in Leicester, Nottingham, and Northampton.
- Attractive to talent with the train links to London and affordable cost of living.



MILLSTONE COURT



Transport & Connectivity

Rail Connections:

| | | |
|-------------------|----------------|----------------|
| <i>50 mins</i> | <i>35 mins</i> | <i>90 mins</i> |
| London St Pancras | Nottingham | Sheffield |
| <i>15 mins</i> | <i>60 mins</i> | <i>45 mins</i> |
| Leicester | Birmingham | Derby |

Nearest Airports:

| | |
|-----------------------|----------------------|
| <i>45 mins drive</i> | <i>50 mins train</i> |
| East Midlands Airport | Luton Airport |
| <i>50 mins drive</i> | <i>90 mins drive</i> |
| Birmingham Airport | Stansted Airport |

Road Links:

| | |
|----------------------------------|------------------------------|
| <i>A6</i> | <i>A14</i> |
| Connects Leicester and Kettering | Easy access to the M1 and M6 |
| <i>M1</i> | <i>M6</i> |
| 20 mins drive | 25 mins drive |

Bus Services:

Regular services operate within the town and to nearby locations, including:

Leicester
Kettering & Corby
Northampton

Rental Forecast

Market Harborough presents strong rental growth, with ONS figures proving a 10.2% increase in the last year alone (2024 - 2025).



Short Let Yields
1 and 2 Beds up to **13%**

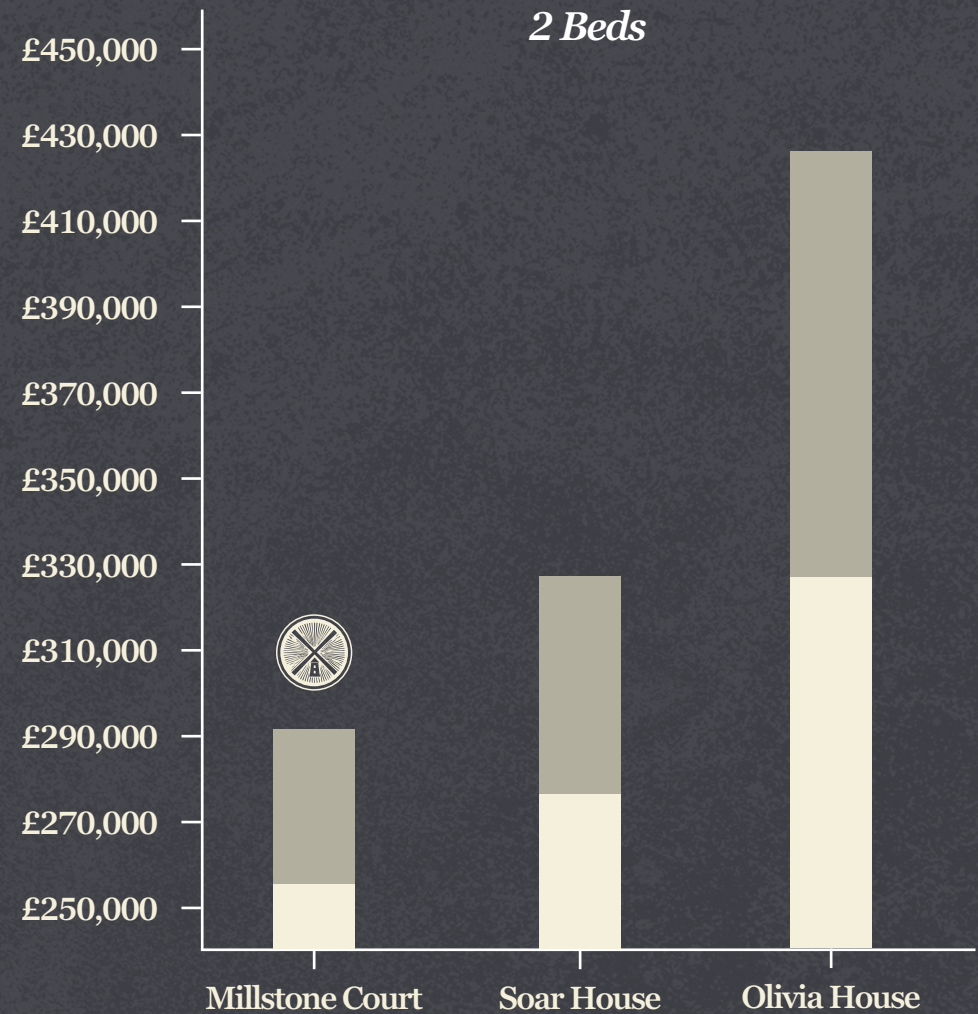
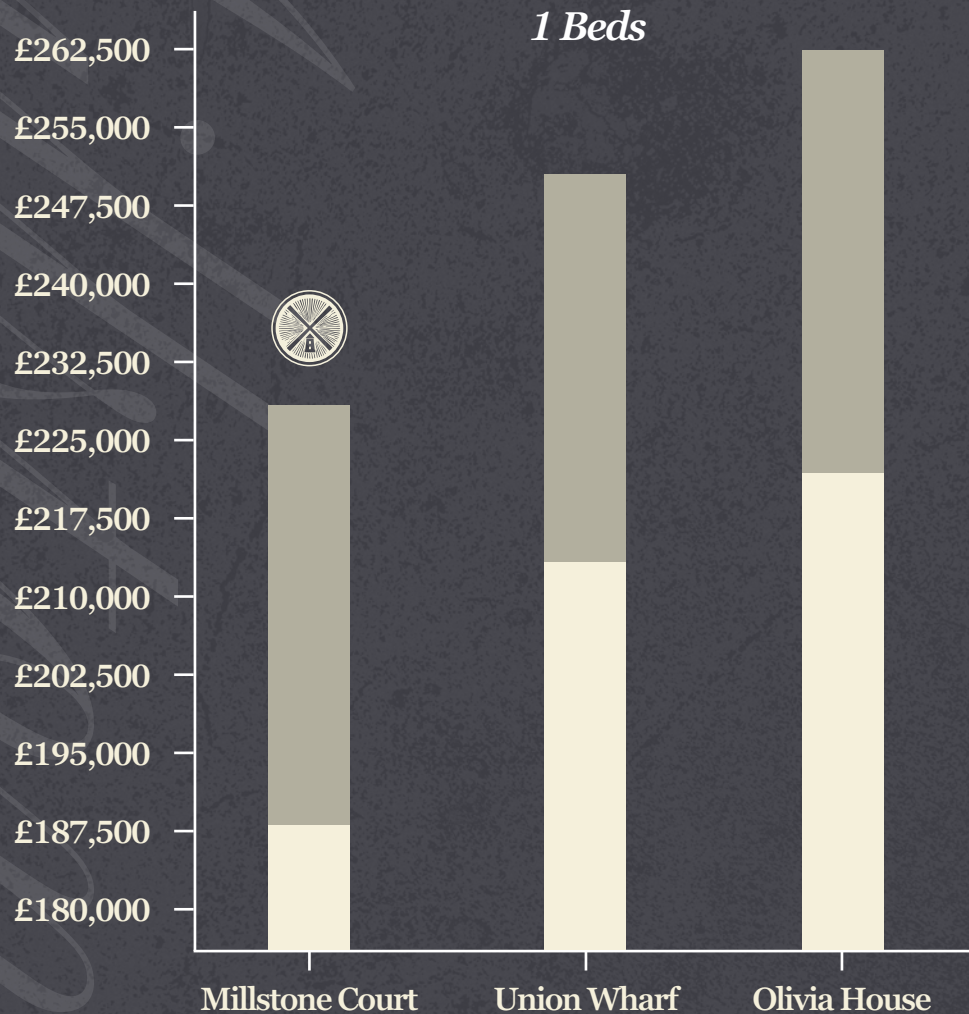


AST Yields
1 and 2 Beds up to **6.5%**



Sales Comparables

The average property price in the LE16 area was £405,960 last year, 40% above the national average. Millstone Court presents excellent value when compared with other developments in the vicinity.



Specification

Apartment Specification

Hikvision Video Intercom Entry System
Light Grey Wall with White Ceilings
LED Spotlights / Downlights Throughout
Aluminium Double Glazed Windows
Dark Grey Blinds Throughout
Electric Radiators with WiFi / App Control
BT Fibre WiFi Point

Bathrooms

Porcelanosa Sanitary Ware
Fully Tiled - Porcelanosa Silver
Electric Shower
Shower Screen
Shaver Point
Vent-Axia Extractor Fans
Heated Towel Rail

Kitchens

Laminate Grey Worktop
Laminate Splashback
Matte Black Sink & Taps
Porcelanosa Silver Tiled Floor
Lamona Black Oven & Hob
Lamona White Integrated
Appliances

Bedrooms

Grey Carpets

Living Rooms

Laminate Flooring

















The Developer

Founded in 2014, Mitchian is a leading Leicester-based developer known for luxury apartments that blend modern innovation with the city's rich heritage.

Headquartered at The Mitchian Capital Building.

Transforming Leicestershire with high-quality, architecturally significant developments.

Embracing smart tech to enhance design and functionality.

Flagship Projects:

Mitchian Grand Union:

69 elegant apartments, retail units & rooftop garden

Leicester City Centre Project:

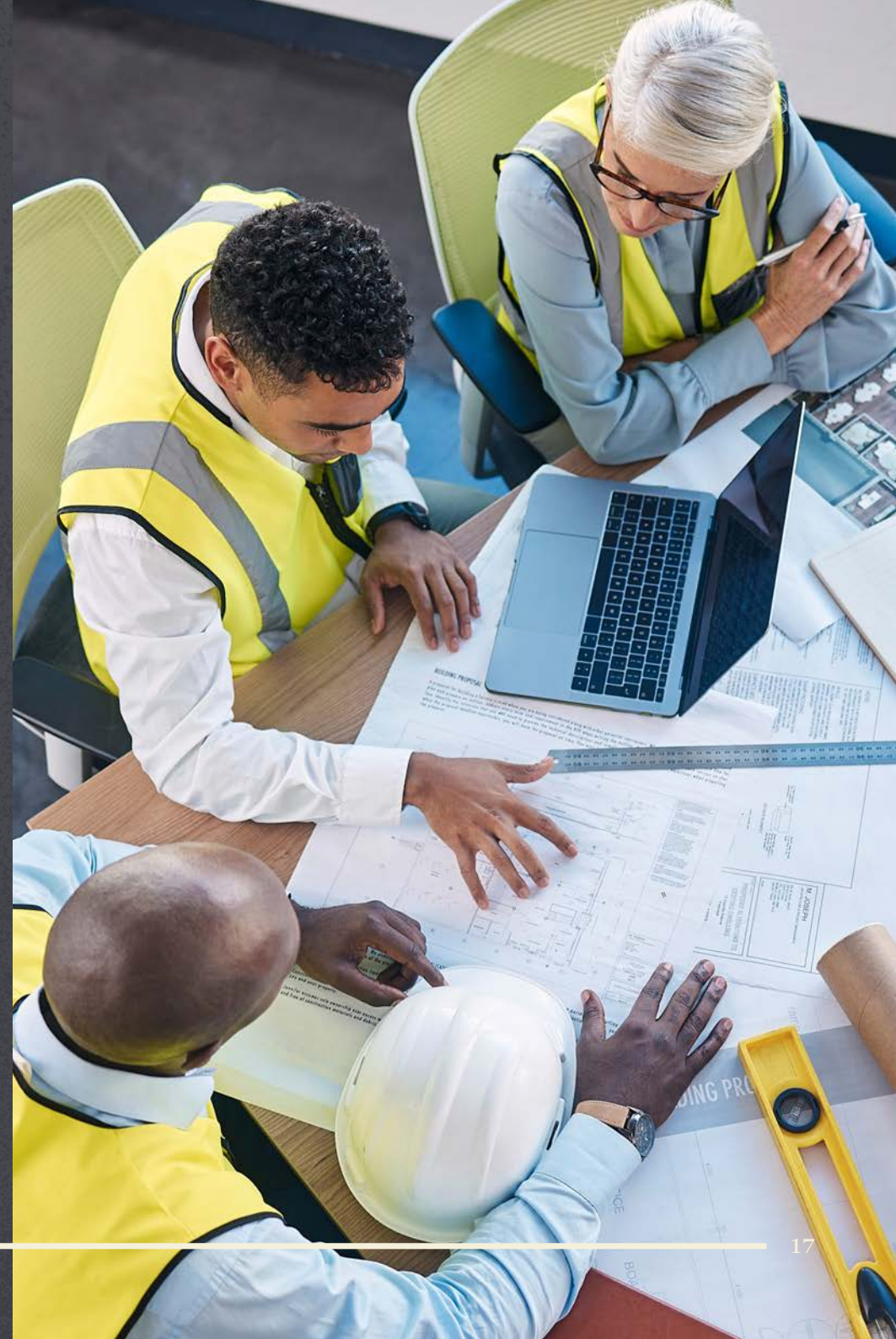
122 new homes supporting Leicester's housing strategy

Western Road (2025):

New apartment scheme set to shape the city's skyline

Finalist:

Leicestershire ProCon Awards – Large Residential Category





The Terms

1 Beds: £188,000
2 Beds: £255,000

Estimated Service Charge:
£1.88 PSF

36 Parking Spaces:
£17,500 Per Space

Reservation Fee:
£2,000

Lease Terms:
999 Years

Exchange Deposit:
20% - 10% held as stakeholder
- 10% released

Ground Rent:
Peppercorn

Completion Funds:
80%

Pre Launch £PSF:
£421

Recommended Solicitors

Name:
Monique Brown, ESN Solicitors

Address:
267 High Street, Erdington, Birmingham, B23 6SR

Contact Details:
E: Monique.brown@esnsolicitors.com | T: 0121 377 7773

Legal Fees:
£1,495 + VAT and Disbursements



Overview

- ✕ Millstone Court - A Landmark of Heritage and Modern Living.
- ✕ Located in 'Leicestershire's Millionaires' Row'.
- ✕ Named as One of the Best Places to Live by the Sunday Times 2023-2025.
- ✕ A collection of 83 One and Two Bed Apartments across three unique buildings - The Dainite Building, The Old Rubber Works, and The Old Flour Mill.
- ✕ Located on the River Welland in close proximity to the town centre.
- ✕ Many units offer private balconies, along with access to a communal roof terrace and riverside garden courtyard.
- ✕ Located in close proximity to the train station, reaching London in as little as 50-minutes.
- ✕ 83% increase in property prices in the last decade.





DISCLAIMER:

Please be aware that the information included within this document and any attributed statistics are correct at time of print. We strongly advise all purchasers conduct their own research into local market conditions. We cannot accept any responsibility for any loss arising directly or indirectly from the use of, or any action taken in reliance on, any information appearing in this document.

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CGIs are indicative only, Final Specification and Amenity Spaces may vary.