

The #1 Agent in the area bringing London & out of area buyers to your door



Area: 0.5 Acre
Approximately



Development Site, The Old Plough, Braunston, LE15 8QY

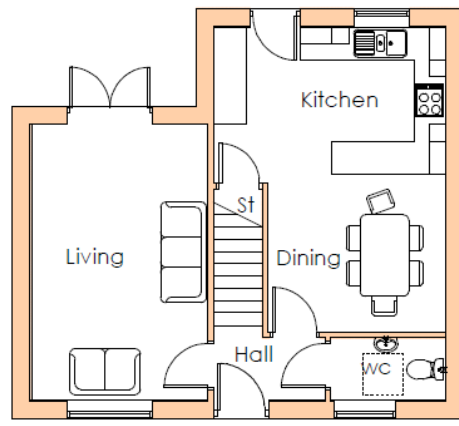
A residential development of a former public house and carpark to give four attractive homes with private gardens and parking. The original dwelling is to be converted into one 4 bedroom home and one 3 bedroom home, with two further detached three bedroom dwellings in the grounds.

Full planning permission was granted December 2022. Planning information can be found on the Rutland County Council website, reference number: 2021/1421/FUL

The property is freehold and will be sold with the benefit of vacant possession. The proposed dwellings will be assessed for Council Tax in due course. We understand that mains water, electricity and drainage are available to the premises. Interested parties should make their own enquiries of the relevant statutory providers. We are advised that the purchase will be subject to VAT.

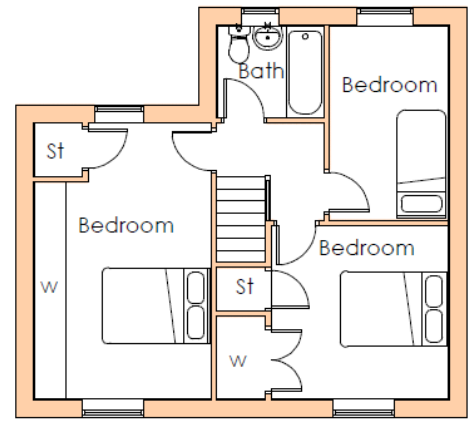
Offers Over £750,000

Proposed Floorplans



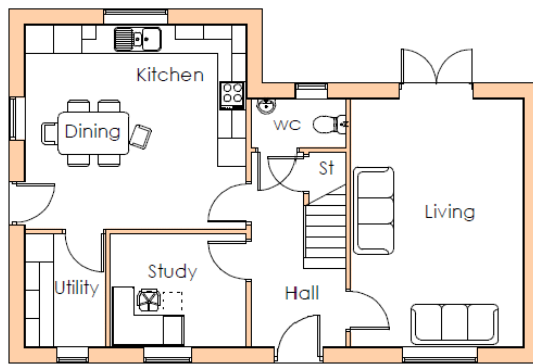
Ground Floor

95.0m²



First Floor

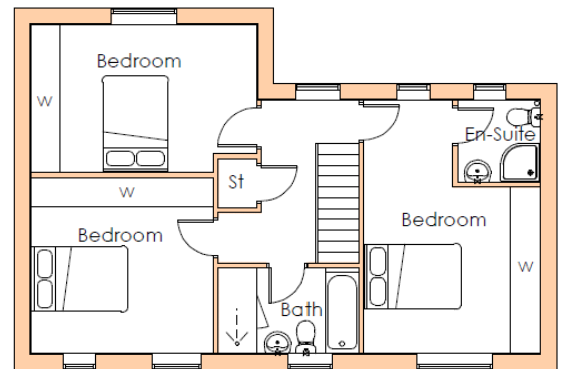
PLOT 3



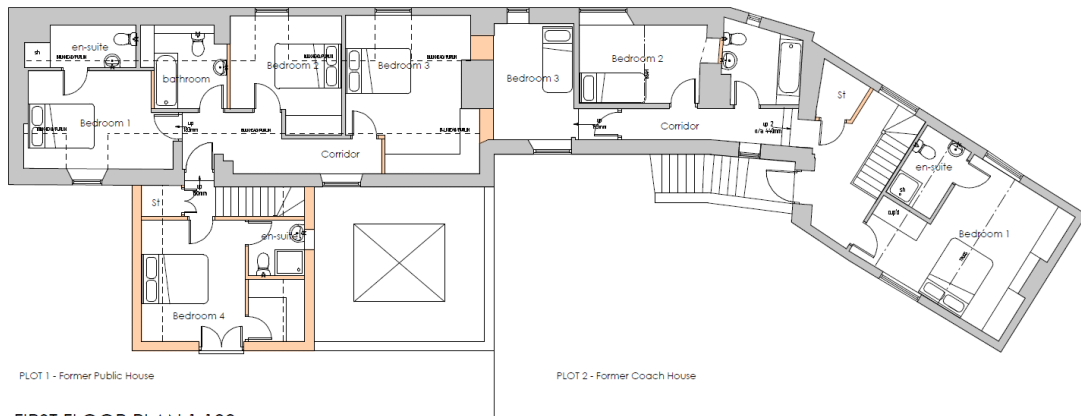
Ground Floor

126.0m²

PLOT 4



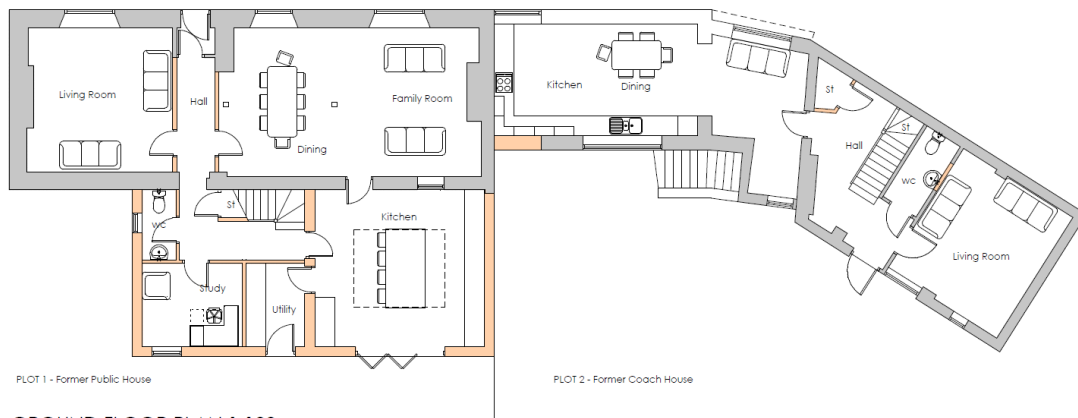
First Floor



PLOT 1 - Former Public House

PLOT 2 - Former Coach House

FIRST FLOOR PLAN 1:100



PLOT 1 - Former Public House

PLOT 2 - Former Coach House

GROUND FLOOR PLAN 1:100