



Saliby Road, Croxton Kerrial, NG32 1QG



Part of
**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

£195,000

- SINGLE BUILDING PLOT
- RURAL VILLAGE BETWEEN MELTON MOWBRAY & GRANTHAM
- DELIGHTFUL EDGE OF VILLAGE LOCATION
- PLANNING PERMISSION FOR A 4 BEDROOM DETACHED HOUSE

A GOOD SIZE SINGLE BUILDING PLOT WITH FULL PLANNING PERMISSION FOR A 4 BEDROOM DETACHED HOUSE STANDING ON THE EDGE OF OPEN COUNTRYSIDE.

A delightful single building plot with full planning permission for a 4 bedroom detached house of Gross Internal area of approx. 1716 sqft, situated on the very edge of this popular village located on the border of Leicestershire and Lincolnshire amongst beautiful rolling countryside, located a short distance from Belvoir Castle.

VIEWINGS

On site during daylight hours.

PLANNING NOTE

Full Planning Consent was granted by Melton Borough Council on 25th May 2023 for the erection of one detached dwelling (Application number 22/01207/FUL). A copy of the consent may be obtained from the offices of the Selling Agents, Andrew Granger & Co, 44 - 46 Forest Road, Loughborough, LE11 3NP.

PROPOSED ACCOMMODATION

The proposed dwelling offer gross internal accommodation of approximately 1716 square feet to include:-

Ground Floor: . Lounge
open plan Dining Kitchen
Utility room
Cloakroom/w.c.
First Floor Landing
Master Bedroom with en suite Shower room
Second Bedroom with en suite Shower room
Two further Bedrooms
Family Bathroom

SERVICES

Mains water, sewerage and electricity are available close by, however, we cannot verify the location or proximity of such services to the plot. The purchaser/s will be responsible for making their own enquiries about the availability of any services.

TENURE

The land will be sold Freehold with vacant possession upon completion.

WAYLEAVES, COVENANTS, EASEMENTS & RIGHTS OF WAY

The land is sold subject to any wayleaves, easements, covenants and rights of way whether disclosed or not.

LEGAL COSTS

Each party will be responsible for their own legal costs.

LOCAL AUTHORITY

Melton Borough Council, Parkside, Burton Street, Melton Mowbray, LE13 1GH 01664 502502 or visit <https://www.melton.gov.uk/>

FURTHER INFORMATION

For further enquiries contact the Selling Agents Andrew Granger & Co 44-46 Forest Road Loughborough Leicestershire LE11 2PY Contact: Mr Simon Johnson Tel: 01509 235534 Email: simon.johnson@andrewgranger.co.uk

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase. If you are a cash purchaser then we will need confirmation of the availability of your funds. Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

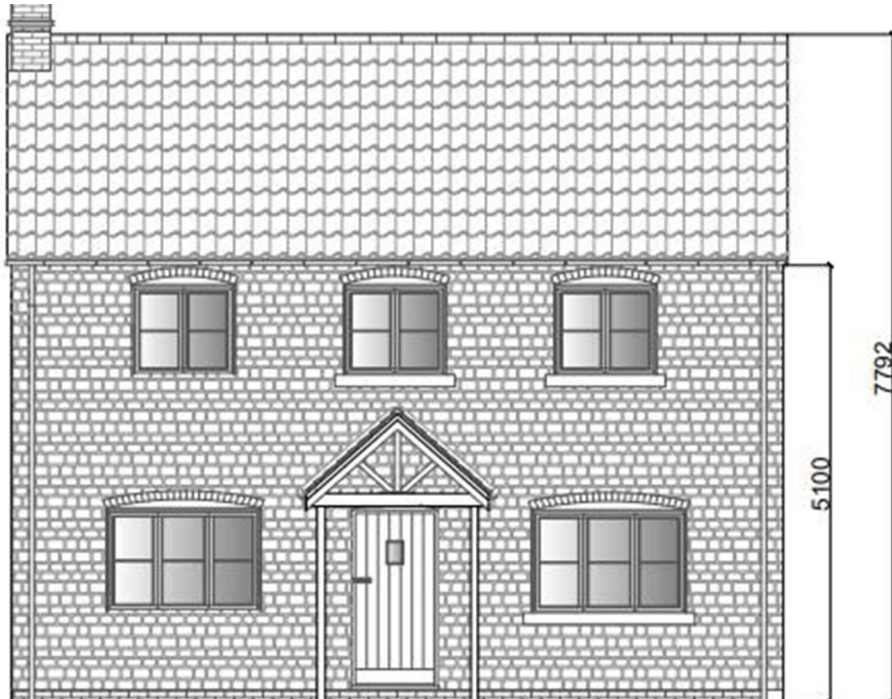
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance valuations. For further information contact our Survey Department on 01162 429933.



Plan



For further information please email rural@sheldonbosleyknight.co.uk