



**The Gollings, Main Street, Wymondham, LE14 2AA**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A unique residential development opportunity of approximately 0.75 acre (0.30ha) situated in the desirable Northeast Leicestershire village of Wymondham. The site is located in the centre of the village on the corner of Main Street and Chapel Lane. The site benefits from full planning permission for the erection of 5 new dwellings including a row 4 terrace houses and a detached bungalow and conversion of the 2 disused chapels.

In addition the site includes two detached residential properties that are let on assured shorthold tenancies.

The vendor will consider a offer for the whole site or offers excluding the two residential properties.

A planning information pack is available from the selling agents.

## FURTHER INFORMATION

For further information, and to register your interest, please contact Peter Chennells  
BSc (Hons) MSc MRICS  
Tel: 01509 243720  
Email:  
[peter.chennells@sheldonbosleyknight.co.uk](mailto:peter.chennells@sheldonbosleyknight.co.uk)





## Key Features

- 0.75 Acre Development Site
- Planning Permission for 5 New Dwellings
- 2 Chapel Conversations
- 2 Existing Let Properties

### LOCATION

The site occupies an already established position within the heart of this much favoured and highly regarded village which is surrounded by unspoilt open countryside and includes useful day to day amenities including Parish Church, primary school and traditional public house.

Wymondham is convenient for commuting to the surrounding centres of Melton Mowbray, Oakham, Grantham and Leicester all with a range of local services available. Main line railway services are available from Grantham & Leicester further rail networks are available in the nearby market towns of Melton Mowbray and Oakham.

what3words: sandbags.over.spells

**Offers In The Region Of  
£1,500,000**

## PLANNING

The development area (sited within the heart of the Conservation Area and identified as a housing allocation within the made Wymondham and Edmondthorpe Neighbourhood Plan) extends to approximately 0.75 acre (0.30ha).

Granted via delegated powers by Melton Borough Council, the site has the benefit of full detailed planning permission (ref. 20/00444/FUL) granted on 28 January 2022 for the residential conversion of the two disused chapel buildings and the erection of five new build dwellings. The granting of permission is subject to a number of planning conditions which are identified within the decision notice and a copy of the permission may be obtained from the Selling Agents.

## VIEWINGS

Viewings of the site must be arranged with Andrew Granger & Co in advance. Neither the Vendor nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

## METHOD OF SALE

The site is being offered for sale by Private Treaty at a Guide Price of £1,500,000.

## TENURE

4 & 6 Chapel Lane are to be sold subjected to the existing tenancies. Further details are available from the selling agents.

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

## SERVICES

Mains water, sewerage, gas and electricity are understood to be available in Wymondham village.

4 & 6 Chapel Lane are understood to be connected mains gas, electric and water.

The purchaser/s will be responsible for making their own enquiries about the availability of any services.

## LAND REGISTRY

The site is registered freehold title absolute under part Land Registry titles LT373145, LT180902, LT363237, LT335160, LT334362 and LT368128.

## WAYLEAVES, COVENANTS, EASEMENTS & RIGHTS OF WAY

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





## PROPOSED ACCOMMODATION

### LOTS 1 & 4

Ground Floor  
 Entrance hall  
 Cloakroom with W.C.  
 Lounge  
 Study/Bedroom 4  
 Dining Kitchen

First Floor  
 Landing  
 Main Bedroom  
 En suite Shower room  
 Bedroom 2  
 Bedroom 3  
 Bathroom

### LOTS 2 & 3

Ground Floor  
 Entrance hall  
 Cloakroom with W.C.  
 Lounge  
 Dining Kitchen

Landing  
 Main Bedroom  
 En suite Shower room  
 Bedroom 2  
 Bedroom 3  
 Bathroom

### LOT 7 (The Bungalow)

Entrance hall  
 Open plan Living/Dining Kitchen  
 Bedroom  
 Bedroom/Study  
 Bathroom

### CHAPEL 1 (8 Chapel Lane, Wymondham, LE14 2AA)

A single-storey detached former Chapel of stone and slate construction.

Ground Floor  
 Entrance lobby  
 Open plan Living/Dining Kitchen  
 Study/Snug  
 Bedroom  
 Dressing room  
 Shower room  
 Utility room

First Floor  
 Landing  
 Bedroom  
 En suite Bathroom  
 Bedroom  
 En suite Bathroom

### CHAPEL 2 (36 Main Street, Wymondham, LE14 2AG)

A single-storey detached former Chapel of brick and slate construction.

Ground Floor  
 Entrance hall  
 Open plan Living/Dining Kitchen  
 Utility room  
 Bedroom/secondary Sitting room  
 Bathroom  
 External store room

First Floor  
 Landing  
 Bedroom  
 En suite Shower room  
 Bedroom

## EXISTING ACCOMMODATION

### 4 CHAPEL LANE, LE14 2AA

A Two-storey detached property of stone and slate construction.

Ground Floor

Dining Room

Lounge

Kitchen

Cloakroom

Cellar

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Half Landing/Bedroom

Bathroom

EPC - E(51)

### THE MANSE 6, CHAPEL LANE, LE14 2AA

A Two-storey detached property of stone/brick and slate construction.

Ground Floor

Side Entrance Hall

Lounge

Dining Room

Kitchen

Utility

Cloakroom

First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

EPC: E(48)

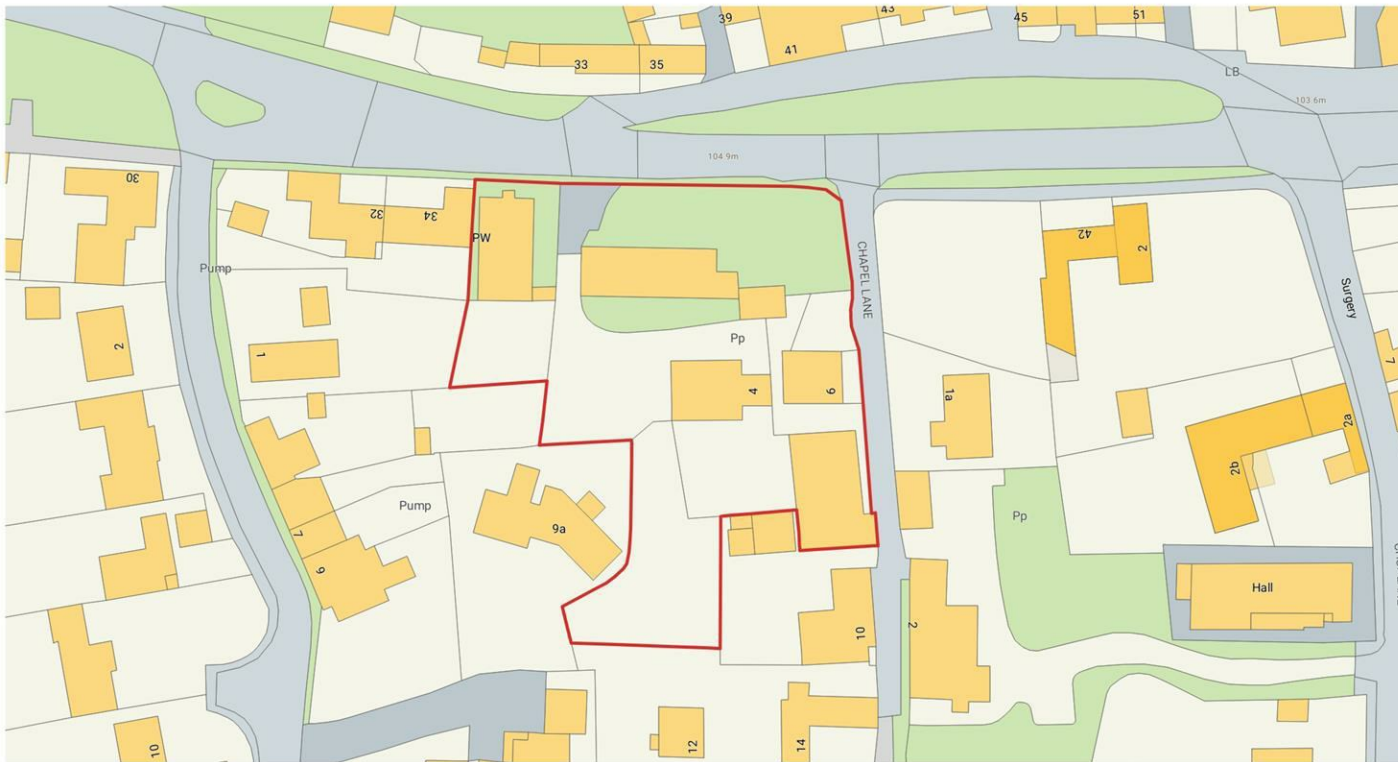
### COUNCIL TAX

4 Chapel Lane LE14 2AA - Council Tax band: E

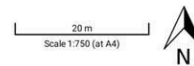
6 Chapel Lane LE14 2AA - Council Tax band: D



# Floorplan



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EPC Rating - E(48) & E(51)

Tenure - Freehold

Council Tax Band - E & D

Local Authority  
MELTON BOROUGH COUNCIL

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 audit 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.



To arrange a viewing please contact our Rural Team on 01509 243720



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