



Belvoir Road, Redmile, NG13 0GL



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

Property Description

AN EXCITING DEVELOPMENT OPPORTUNITY TO CONVERT A REDUNDANT FARM BUILDING INTO 3 STYLISH CONTEMPORARY HOMES SET ON THE EDGE OF THIS SOUGHT AFTER VILLAGE ON THE LEICESTERSHIRE/NOTTINGHAMSHIRE BORDER WITH VIEWS TOWARDS BELVOIR CASTLE.

A wonderful opportunity to develop a redundant farm building on the edge of this delightful village, being convenient for Melton Mowbray, Grantham and Nottingham, as well as having good links to London by rail from Grantham Station via the East Coast Line to Kings Cross.

The barn has been granted permission under Class Q to convert into 3 dwellings with associated parking. The permission will provide 3 very stylish contemporary homes with open plan living space, mezzanine master bedroom suites with walk in wardrobes and en suite and bi-fold doors leading to first floor balcony areas. Two of the homes will be 4 bedrooms and the centre one will be 3 bedrooms.





Key Features

- FORMER FARM BUILDING WITH CLASS Q PERMISSION TO CONVERT INTO 3 DWELLINGS
- EDGE OF SOUGHT AFTER VILLAGE ON THE LEICESTERSHIRE/NOTTINGHAM BORDER
- SURROUNDED BY COUNTRYSIDE CLOSE TO BELVOIR CASTLE
- THE SCHEME WILL PROVIDE FOUR 4 BEDROOM HOMES AND ONE BEDROOM
- OFF ROAD PARKING

**Offers In Excess Of
£425,000**

WHAT 3 WORDS LOCATION

atom.ambitions.glossed

PLANNING PERMISSION

Planning Approval was granted by Melton Borough Council on 14th June 2024 for Prior Approval (Class Q) for proposed change of use of an Agricultural Building to 3 larger dwellinghouses. Planning Number 23/00694/GDOCOU. Details of this permission and plans can be seen on the Melton Borough Council Planning Portal or contact the agents and we can email a copy.

VIEWINGS

On site during daylight hours.

PROPOSED ACCOMMODATION

The proposed dwellings will provide accommodation as follows;_

UNIT 1 & 3 - 150 sqm -

Entrance Hall

Open Plan Living Dining Kitchen

Utility Room

Inner Hallway

Cloakroom/w.c.

3 Double Bedrooms

Bathroom

First floor Master Bedroom Suite including Bedroom, En Suite Shower room and Walk in Wardrobe.

Balcony

UNIT 2 146 sqm -

Open Plan living Dining Kitchen

Cloakroom/w.c.

Utility Room

Inner Hallway

2 Double Bedrooms

Bathroom

First Floor Master Bedroom Suite with Bedroom, En Suite Shower Room and Walk in Wardrobe

Balcony



PROPOSED GROUND FLOOR PLAN



PROPOSED FLOOR PLAN



SERVICES

We cannot verify the availability, location and proximity of services to the site. The purchaser(s) will be responsible for making their own enquiries about the availability of any services.

TENURE

The site will be sold freehold with vacant possession upon completion. Access from the lane will be via a shared access driveway which is being retained by the seller.

*Please note that the area edged red on the attached site plan forms the freehold site being sold with full rights of access over the driveway edged blue and hatched in yellow, which will be retained by the seller.

WAYLEAVES, COVENANTS, EASEMENTS AND RIGHTS OF WAY

The site is sold subject to and with the benefit of, 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, Station Approach, Burton Street, Melton Mowbray, LE13 1GH - 01664 502502 - www.melton.gov.uk

FURTHER INFORMATION

For further information please contact the selling agent, Andrew Granger and Co, 44 - 46 Forest Road, Loughborough, LR11 2PY Contact Simon Johnson 01509 235534 Email simon.johnson@sheldonbosleyknight.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.

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 surveying department on 0116 2429933.

CONVEYANCING

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



EPC Rating -

Tenure - Freehold

Council Tax Band - Exempt

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 Loughborough office on 01509 235534



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