



Main Street, Wymondham, LE14 2AA

Part of

**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



£135,000

- Bungalow Building Plot

- For more information call 01509 243720

A unique opportunity to purchase a development plot with planning consent for a Bungalow Plot with a floor area of approx. 760 sqft (70.60m<sup>2</sup>) all within a 0.09 acre (351.09m<sup>2</sup>) plot. Situated in the desirable Northeast Leicestershire village of Wymondham. The site is located in the centre of the village off Main Street.

The property previously had planning permission ((ref. 20/00444/FUL)., but this lapsed in January 2025

#### 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)

#### 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: [townhouse.midfield.diplomats](#)

#### PLANNING

A unique development opportunity for a development plot with the potential for the construction of a 2 bedroom Bungalow with a floor area of approx. 760 sqft (70.60m<sup>2</sup>) all within a 0.09 acre (351.09m<sup>2</sup>) plot.

The development Plot was part of a wider site benefits from full planning permission for the erection of 5 new dwellings including a row 4 terrace houses and a detached bungalow and the conversion of the 2 disused chapels. For which planning permission was granted on the 28th January 2022 (ref. 20/00444/FUL). However the planning consent for this has now lapsed.

A planning information pack is available from the selling agents.

#### Proposed Accommodation

The proposed dwelling will offer a gross internal area of approx. 761sqft (71m<sup>2</sup>) to include:

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

#### 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 £135,000

#### SERVICES

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

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

#### WAYLEAVES, COVENANTS, EASEMENTS & RIGHTS OF WAY

The purchaser will be granted rights of way over the area coloured grey on the plan and will be responsible for contributing 1/8 of the cost of the maintenance of the area. The land is sold subject to any wayleaves, easements, covenants and rights of way whether disclosed or not.

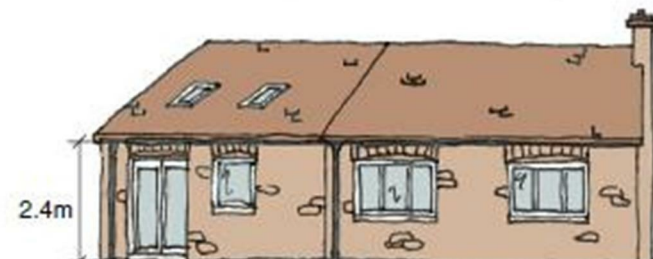
#### LAND REGISTRY

The site is registered freehold title absolute under part Land Registry title LT334362.



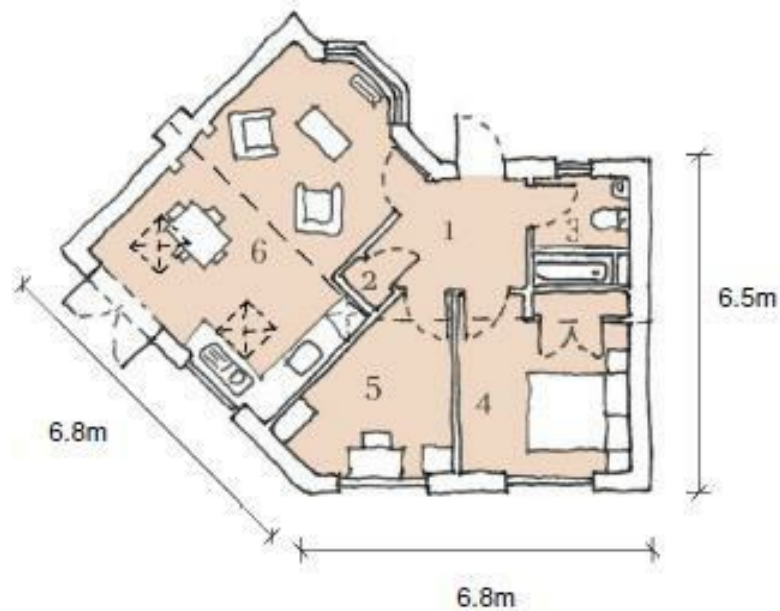


SOUTH ELEVATION





# Plan



## GROUND FLOOR

- 1 Entrance
- 2 Storage/Airing cupboard
- 3 Bathroom
- 4 Bedroom 1
- 5 Bedroom 2/Study
- 6 Open Kitchen/Diner/Lounge

For further information please email [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk)