



Main Street, Wymondham, LE14 2AA

ANDREW
GRANGER & CO

Part of
SHELDON
BOSLEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS

£550,000

- 0.75 Acre Development Site
- Planning Permission for 4 New Dwellings
- For more information call 01509 243720

An opportunity to purchase a 0.2 acre development with planning consent construction of 4 terraced townhouses with a total internal floor area of approximately 4,520 sqft (420m2). Situated in the centre of the village of Wymondham.

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

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

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 Planning permission for the property has now lapsed.

PLOTS 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

PLOTS 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

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 £550,000

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.

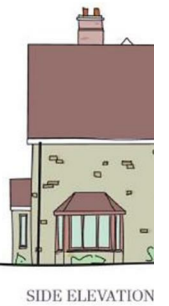
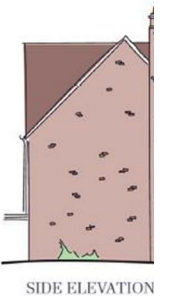
The purchaser/s will be responsible for making their own enquiries about the availability of any services.

LAND REGISTRY

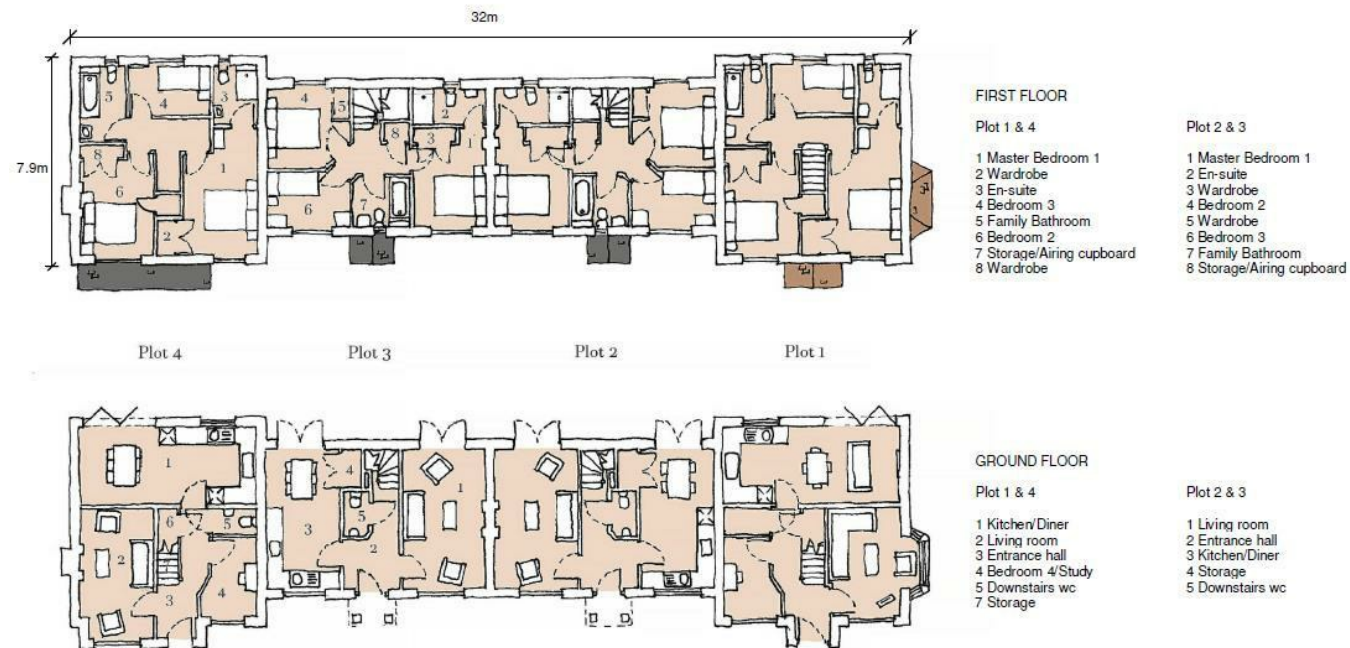
The site is registered freehold title absolute under part Land Registry titles LT363237, LT335160 & LT334362

WAYLEAVES, COVENANTS, EASEMENTS & RIGHTS OF WAY

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



Plan



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