



RESIDENTIAL DEVELOPMENT OPPORTUNITY
Main Street, Saxelbye, Nr Melton Mowbray, LE14 3PQ



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Property Description

A unique opportunity to acquire substantial former dairy premises with potential to convert some of the existing buildings into residential use by restoring the original 17th Century cottages into perhaps three or four mews houses, subject to obtaining the necessary planning consents.





Key Features

- Interesting development opportunity
- Substantial former dairy premises
- Potential for restoration of original cottages
- Subject to obtaining planning consent
- Total site area approximately 0.28 acres
- Picturesque village setting
- Existing building circa 700 sq m
- Garaging

Price Guide
£400,000

The site of approximately 0.28 acres is located in the picturesque village of Saxelbye, which is surrounded by beautiful rolling open countryside some three miles north west of the thriving town of Melton Mowbray. Melton has a comprehensive range of shops and supermarkets, schools, bars and restaurants, together with a railway station which sits on the line operating between Birmingham New Street and Cambridge, with services to Stansted Airport.

Websters Dairy has been extended substantially over the years into a vast building in excess of 700 sq m, set over two floors, now offering great potential for residential development. The frontages of the former cottages are easily visible, showing their brick elevations beneath pitched slated roofs. The site enjoys a wide frontage to Main Street, with a right of way to the left hand side and rear of the site giving pedestrian access to the rear.

The overall plot is of excellent size, mainly grassed with a walled frontage to the side onto Main Street.

LOCATION

The charming village of Saxelbye is surrounded by beautiful rolling open countryside, and has an historic church of St Peter with its 13th Century origins. The nearby town of Melton Mowbray offers comprehensive shopping and supermarket facilities, having a railway station linking Birmingham New Street and Cambridge, with services to Stansted Airport. The A1 is located to the east.

PLANNING

It is recommended that interested parties liaise directly with Melton Borough Council Planning Team to ascertain the potential of the site. Any scheme would need to be sympathetic to the Conservation Area setting and the surrounding buildings.

WAYLEAVES & EASEMENTS

The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.

PLANS

The plan provided is for guidance purposes only, and as the site is unregistered, the boundaries must be checked prior to acquisition.







Floorplan



EPC Rating - G - Commercial

Tenure - Freehold

Council Tax Band - Currently commercialG

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 Market Harborough office on 01858 431315



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