

Building Plot

City Road | | Stathern | LE14 4HE

Guide price £325,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Building Plot

City Road I

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** BUILDING PLOT WITH FULL PLANNING PERMISSION FOR 2 X DETACHED HOUSES **

Situated in a quiet backwater position in the sought after village of Stathern in the Vale of Belvoir, this substantial plot of land is a rare offering to the open market. There is Full Planning Permission granted by Melton Borough Council 24/00349/FUL for two individual detached houses. We would expect an open market value for Plot 1 circa £499,000 and Plot 2 circa £379,000 giving an estimated GDV of £878,000. This pretty village setting is a perfect spot for those looking to build their own home, or for a developer/builder to create two wonderful homes to bring to the market. PLEASE SEE IMAGES OF PLANS, SITE AND PLANNING NOTICE FOR FURTHER INFO.

- BUILDING PLOT
- APPROVED BY MELTON BOROUGH COUNCIL
- NO SERVICES INTO THE PLOT
- PICTURESQUE BACKWATER POSITION
- IDEAL SELF BUILD PROJECT
- FULL PLANNING FOR 2 X HOUSES
- GDV OF CIRCA £878,000
- ELEC POLE - ALREADY PAID TO BE MOVED IN APRIL
- OPEN FIELD VIEWS TO THE REAR
- A RARE OPPORTUNITY

SITE INFO

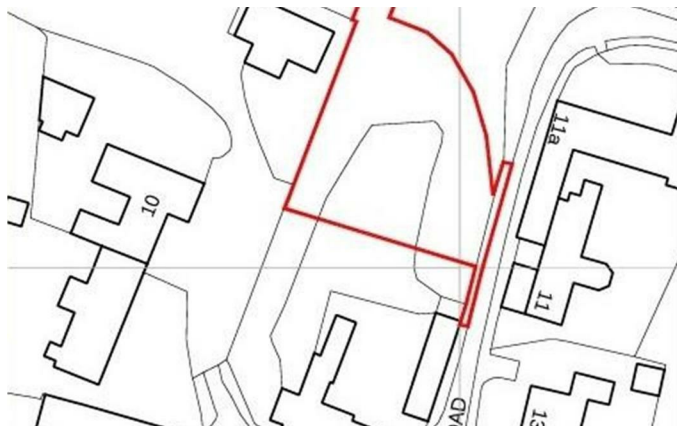
There is Full Planning Permission granted by Melton Borough Council 24/00349/FUL for two individual detached houses.

The current vendor has already paid to have the electricity pole moved further down the road, and this is booked for April 2025.

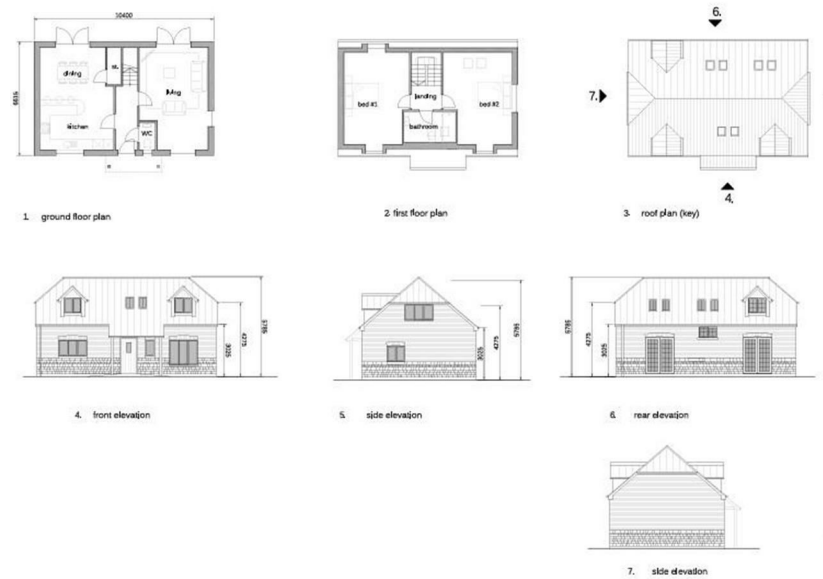
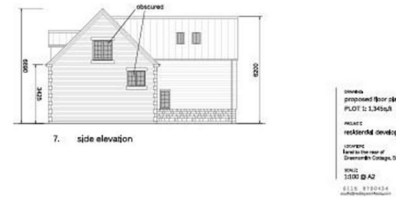
There are no services into the plot, buyers are advised to undertake their own due diligence before agreeing to purchase.

FULL PDF COPIES OF PLANS AND DOCS AVAILABLE UPON REQUEST OR BY VISITING MELTON BOROUGH COUNCIL PLANNING PORTAL.

Extra Information



"Set in a pretty
backwater position"



To check the Internet and Mobile coverage you can
use the following link:
https://checker.ofcom.org.uk/en_gb/broadband-coverage
To check any Flood Risks you can use the following
link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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