



Connells

Station Cottages Station Road
Whissendine Oakham

Station Cottages Station Road Whissendine Oakham LE15 7HH

for sale guide price
£175,000



Property Description

Guide Price: £175,000

AUCTION DATE: THURSDAY 12TH
SEPTEMBER 2024

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website by 2pm on Wednesday 11th September 2024

DOWNLOAD LEGAL DOCUMENTS FROM
BARNARD MARCUS AUCTIONS WEBSITE

Description

A unique opportunity to acquire a building with scope to convert to residential use, subject to necessary planning permissions and consents. Included in the sale is a garden/driveway area to the front and a garden to the rear. The property is situated on the outskirts of Whissendine and located on the border of Rutland. This is a great opportunity to purchase a property in a rural location, giving you the opportunity to create your dream home. The building has previously been used as a cattery and comprises; a lobby/reception area, WC, store room, kitchen, grooming room, a workshop and further storage space, all to the ground floor. To the first floor are two spacious rooms which have been used for cattery boarding. The property has previously held planning permission, dating back to 2003, for conversion of the property into a bed and breakfast. Further information regarding the

previous planning permission, now lapsed, can be viewed via the Melton Borough Council Website (03/00736/FUL).

Further details showing the plot size etc is available to view in the legal pack.

Council Tax Band and EPC: N/A

Ground Floor

Reception/lobby, WC, kitchen, grooming room, storage room, workshop, additional storage rooms.

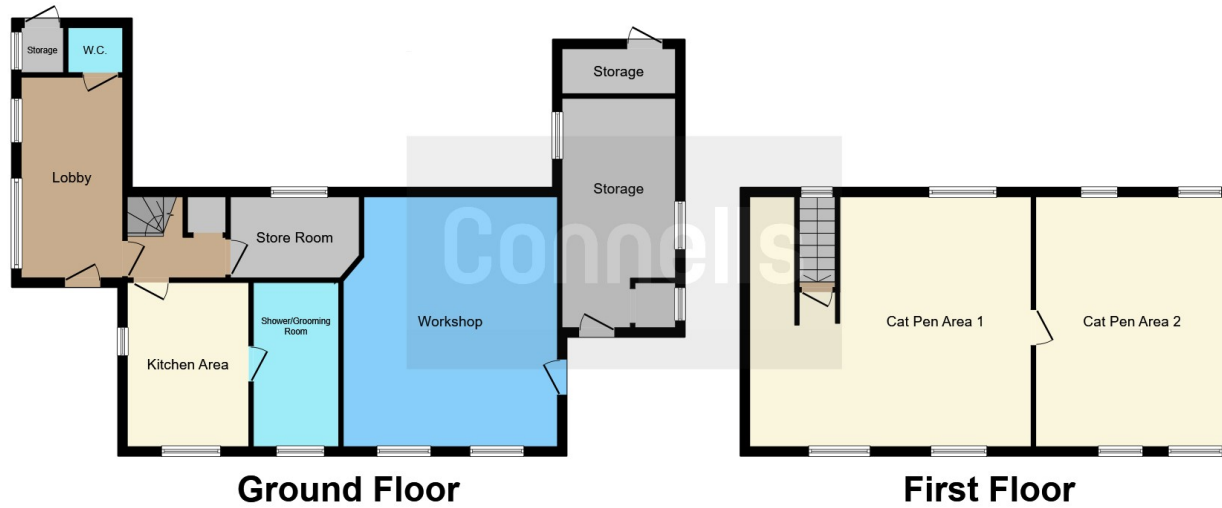
First Floor

Two large rooms previously used for cattery boarding.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307076



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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