



**Connells**

Dainite Building St. Marys Road  
Market Harborough



### Property Description

A riverside development in Market Harborough's Welland Quarter combining a restored historic flour mill with two contemporary new buildings. The development offers two bedroom apartments finished to a high specification, many with waterfront balconies, plus communal rooftop terrace and landscaped courtyard. Excellent transport links with Market Harborough station a short walk away and London St Pancras reachable in around 50 minutes. Ideal for first-time buyers, commuters and investors seeking modern living in a characterful setting.

### Call to action

Register your interest now for floorplans, pricing and launch details. Contact the sales team to arrange a viewing or to be added to the priority list.

### Apartment Specification

- Bathrooms: Porcelanosa sanitaryware; fully tiled with heated towel rail; electric shower; shower screen; shaver point; Vent-Axia extractor
- Kitchens: Laminate grey worktops and splashback; matte black sink and taps; Porcelanosa silver tiled floor; Lamona black oven & hob; Lamona white integrated appliances
- Interiors: Light grey walls, white ceilings, LED downlights, dark grey blinds, grey bedroom carpet, laminate living room flooring
- Security & tech: Hikvision video intercom; electric radiators with Wi-Fi/app control; BT fibre Wi-Fi point

## Location & Transport

- Riverside location in Market Harborough town centre, Welland Quarter
- Walking distance to shops, cafés, markets and leisure amenities
- Rail: approx. 50 mins to London St Pancras; fast connections to Leicester, Nottingham, Sheffield and more
- Road: close to A6/A14, 20 mins to the M1; Birmingham and East Midlands Airports nearby.

## Local Amenities & Education

- Town centre independent shops, regular markets, restaurants and cafés
- Nearby green spaces: Welland Park, Foxton Locks walks
- Excellent local schools (including Great Bowden Academy) and easy access to University of Leicester, Loughborough and De Montfort University.

## About The Developer

Leicester-based developer specialising in high-quality residential developments that blend heritage restoration with modern design. Built on a foundation of innovation, collaboration, and consistent quality. Operating across four specialist divisions — Development, Construction, Mechanical, and Electrical — they combine technical expertise with efficient cross-coordination to deliver projects that exceed expectations.

Residents enjoy access to a communal rooftop terrace, landscaped courtyard, and the convenience of Market Harborough's vibrant town centre just a short stroll away. With excellent transport links—London St Pancras in around 50 minutes—these homes are ideal for first-time buyers, professionals, and investors.

Prices from £188,000. Selected plots feature riverfront views. Parking spaces available at an additional cost.





To view this property please contact Connells on

**T 01858 465 921**  
**E marketharborough@connells.co.uk**

11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

EPC Rating:  
Exempt

Service Charge:  
1149.00

Ground Rent:  
1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKH308233](http://connells.co.uk/Property/MKH308233)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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