



## Oak House Court, Main Street

Greetham, Oakham, LE15 7NL

**Price Guide £750,000**

Richardson

## Oak House Court, Oak House

Court Main Street

Greetham, Oakham, LE15 7NL

A development opportunity with Full Planning Permission for the conversion of a former residential home to 5 dwellings with a range of layouts and sizes giving some 750 sqm (8072 sqft) of accommodation in all.

### The Site

Located on Main Street in Greetham with a frontage of 40 metres the site extends to approximately 0.42 acre (0.17 ha) with vehicular access to the side leading to the parking area at the rear. The existing buildings are both single and two storey and also incorporate the former post office building. The approved planning is to restore the original dwellings with the demolition of the more modern extensions which were added to enable the use as a Care Home. The village of Greetham is situated 10 miles to the north of Stamford providing easy access to the A1, both north & southbound and 6 1/2 miles to the north east of Oakham the county town Rutland. The village itself has two pubs and on the outskirts is the Greetham Valley golf club.

### Planning Permission

Full Planning Permission, subject to conditions, was granted by Rutland County Council under reference 2024/0130/FUL for Change of use of existing residential care home buildings and post office to 5 private dwellings, including demolitions and alterations, dated 29th July 2024. Full details of the decision, approved drawings and associated documents can be found on the Rutland County Council planning portal. The successful purchaser shall be deemed to have full knowledge of the conditions attached to the Planning Approval.

### Information Pack

A comprehensive Information Pack is available is available from Richardson and includes, Tree survey report, Topo Survey, Flood Risk Assessment report, PEA Report and validation letter, Asbestos Report, Utilities Search & CIL Document.





Picture of the plot  
which is available by  
separate negotiation

### Proposed dwellings

The planning permission is for 5 individual dwellings in a courtyard style each with outdoor space/garden and allocated parking spaces.

Plot 1: 197 sqm (2120 sqft) over two floors comprising kitchen, diner/family room, utility and 2 reception rooms. 3 bedrooms and two bathroom/shower

Plot 2: 91 sqm (979 sqft) over two floors comprising kitchen/family room, sitting room. 2 bedrooms and shower room

Plot 3: 194 sqm (2088 sqft) over two floors comprising kitchen/family room, utility, 2 reception rooms. 4 bedrooms and 4 bathroom/shower

Plot 4: 50 sqm (538 sqft) Single storey comprising kitchen/family room, bedroom and bathroom

Plot 5: 218 sqm (2346 sqft) over two floors comprising kitchen/family room, 3 further reception rooms, 4 bedrooms and 2 bathrooms

### Services

We understand that all mains services are available and drawing GH-24-S1 by the architect provides an indication of possible connections to the dwellings, subject to obtaining connection quotes. A Utilities Search document is available for inspection within the Information Pack. Interested parties should make their own enquires as to any related costs.

### Method of sale

Freehold by private treaty with the existing approved planning permission.

### Communication

According to Openreach Superfast Fibre is available

According to Ofcom mobile coverage is likely outdoor with EE, Vodafone, Three and O2

### Agents Notes

All sizes are provided or taken from architects drawings. There is no CIL payment required for this development.

### Additional Plot

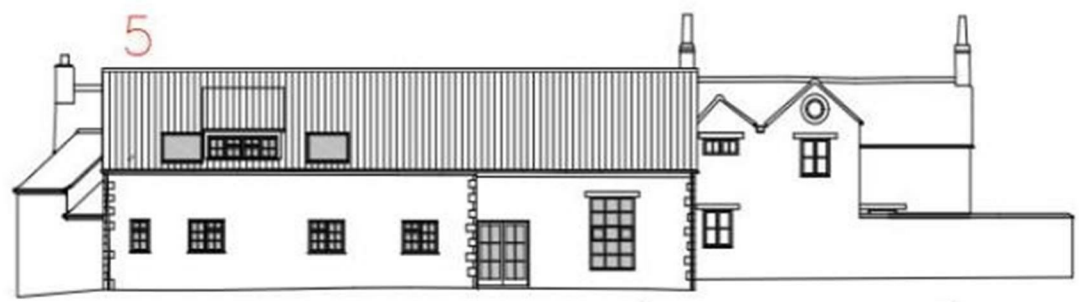
There is an additional plot with Full Planning Permission for a detached cottage style dwelling of approximately 132 sqm (1420 sqft) with its own private access to the rear of this development site which is available at a Guide Price of £175,000. Further details available from Richardson

### Viewing

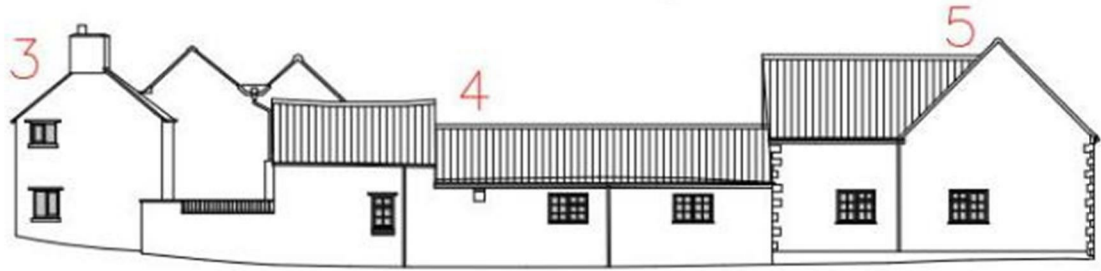
By appointment with Richardson 01780 62433  
post@richardsonsurveyors.co.uk



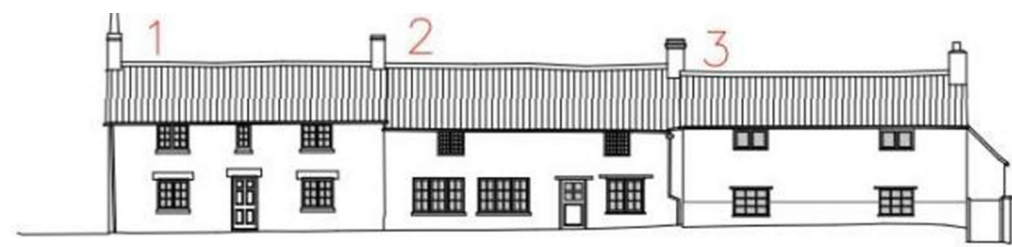
# Proposed Elevations



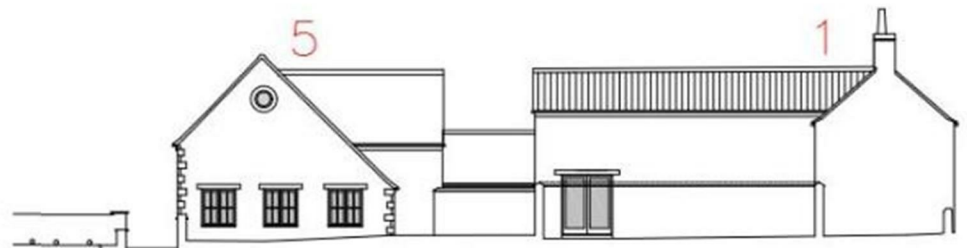
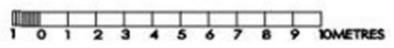
NORTH ELEVATION (FACING ONTO GARDEN)



EAST ELEVATION (FACING ONTO POND LANE)



SOUTH ELEVATION (FACING ONTO MAIN STREET) SCALE 1:100 © A1

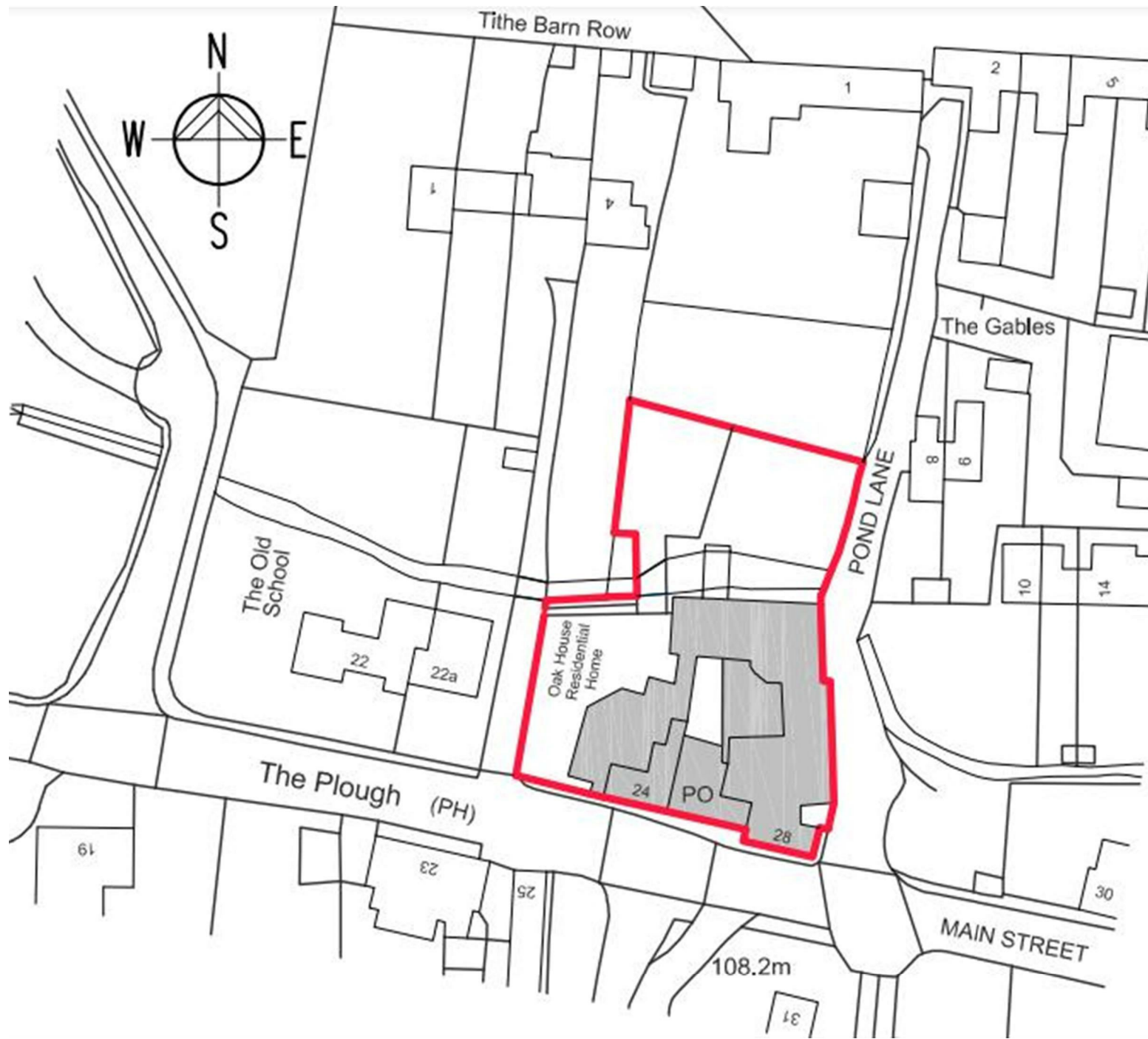


WEST ELEVATION (FACING ONTO ACCESS DRIVEWAY)

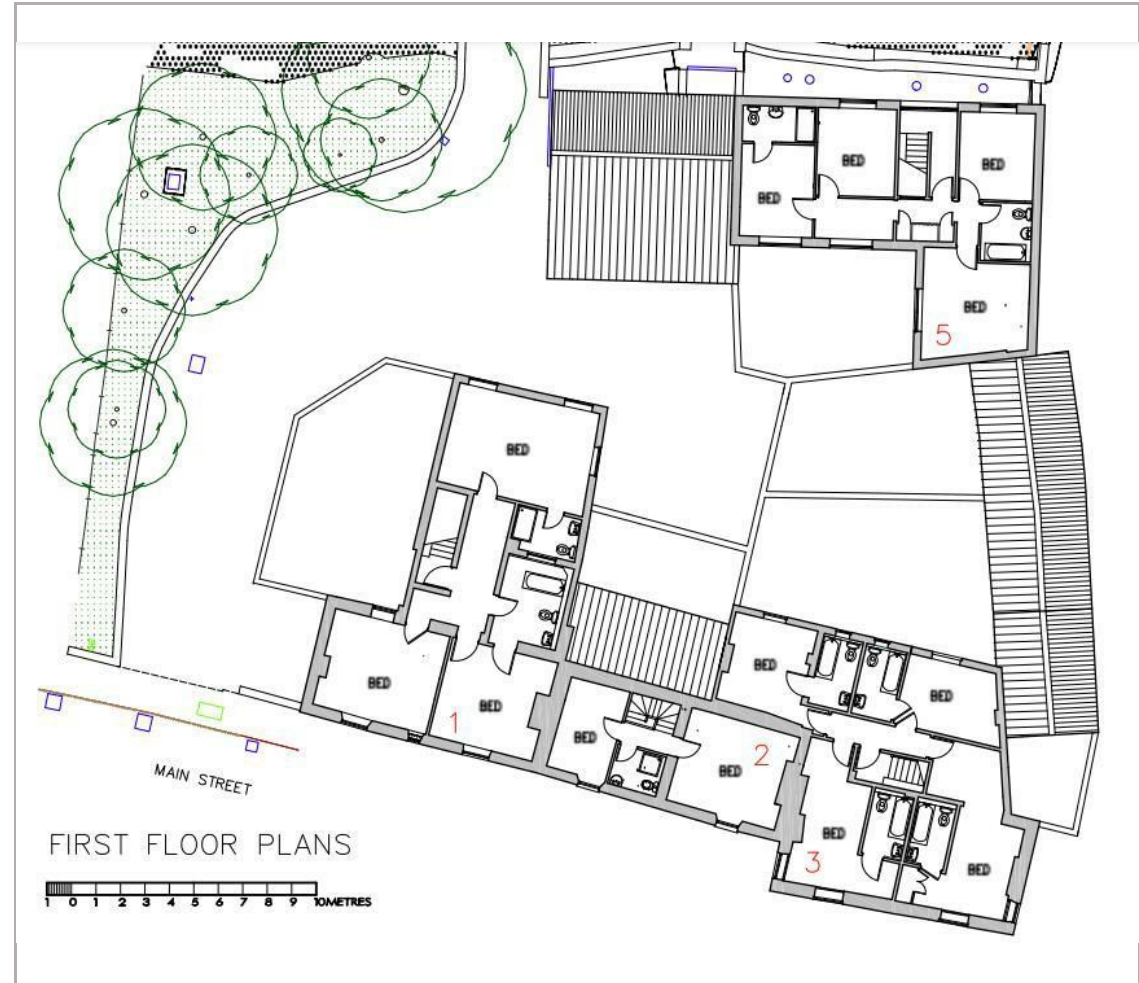
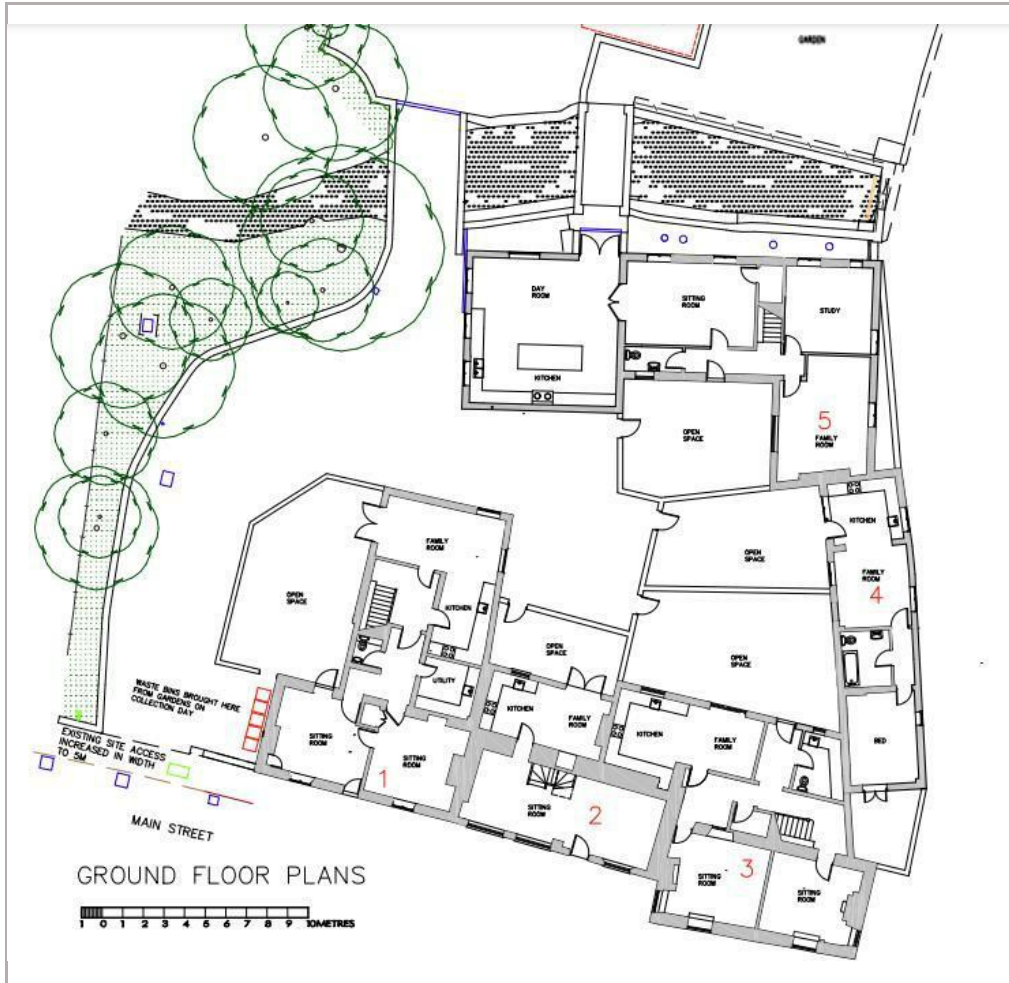
Artists Impression



# Location Plan



# Proposed Floorplans



## Parking Plan



## Area Map



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**