

An exciting opportunity to secure a 'ground level' reservation on an exclusive five-unit rural development scheme



PLOT ONE DEBEN FARM

LANDYKE LANE SCALFORD MELTON MOWBRAY LEICESTERSHIRE LE14 4SY

A stunning architect designed new home of a remarkable calibre with commencement Spring 2023

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

Enjoying a delightful rural situation in picturesque countryside forming an exclusive enclave of stunning new homes in the Vale of Belvoir.



DEBEN FARM RURAL DEVELOPMENT SCHEME

Deben Farm is a beautifully situated rural development project set in open country towards the southern end of the Vale of Belvoir between the established rural village settlements of Scalford and Long Clawson, conveniently served by the market town amenities of Melton Mowbray offering relatively direct and convenient access to Nottingham, Leicester, Loughborough, and Grantham.

Scheme architects Swain Architecture (www.swainarchitecture.com) in association with IBA Planning secured consent for this unique five-unit development project, comprising an interesting blend of architecture and scale, reflecting cutting edge 21st Century design, which together with the use of contemporary and vernacular materials, promises to create one of the most desirable small rural development enclaves to come to the market in recent times.

MILEAGE TO REGIONAL POPULATION CENTRES AND TRANSPORTATION HUBS

| | |
|-------------------------------------|----------|
| Melton Mowbray | 5 miles |
| Grantham | 14 miles |
| Loughborough | 15 miles |
| West Bridgford | 17 miles |
| Nottingham | 19 miles |
| Leicester | 21 miles |
| A46 Dual Carriageway | 9 miles |
| East Midlands International Airport | 23 miles |
| Grantham Main Line Railway Station | 14 miles |





A private access road offers a wonderful approach to each individual home.



*A schematic CGI aerial view
reflecting the vision for the Deben Farm Project*

SUMMARY INFORMATION

SCALFORD

Scalford is a small well-regarded village within proximity of the historic market town of Melton Mowbray and offers good local amenities including a public house, village hall, pre-school and primary school, a post office and a church.

The main line rail service from Grantham offers the commuter a swift and reliable access into London Kings Cross.

Access to independent schooling at Ratcliffe College, Loughborough and the Nottingham High schools is comfortably achieved, as is the renown Grammar Schooling in Grantham.

LONG CLAWSON

Long Clawson is a highly regarded village, famous for Stilton cheese production, set in the unspoilt countryside of the Vale of Belvoir close to the surrounding market towns of Melton Mowbray, Bingham, and Grantham (A1) with relatively direct access across country to the A52 Radcliffe Road into Radcliffe on Trent, West Bridgford and Nottingham.

MELTON MOWBRAY

Melton Mowbray which has earned the accolade of the "Rural Capital of Food" being the home of the pork pie and is one of the five homes of Stilton Cheese, offering an extensive range of amenities in a thriving historic market town environment.

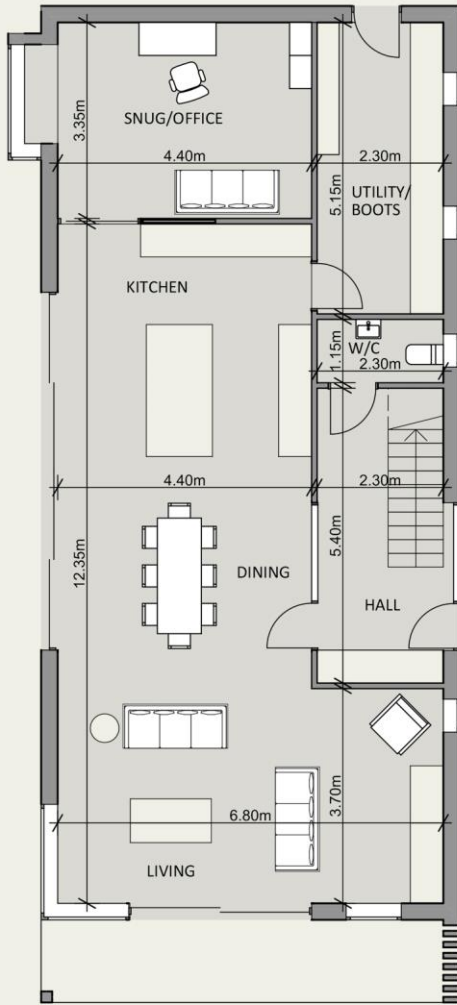
BINGHAM

To the north along the A52, the market town of Bingham, with amenities centred around the market square and Buttercross offers a direct road/rail link into Nottingham to the west and into Grantham to the east. Bingham, as does Melton Mowbray, offers an extended range of amenities and professional services and secondary schooling.

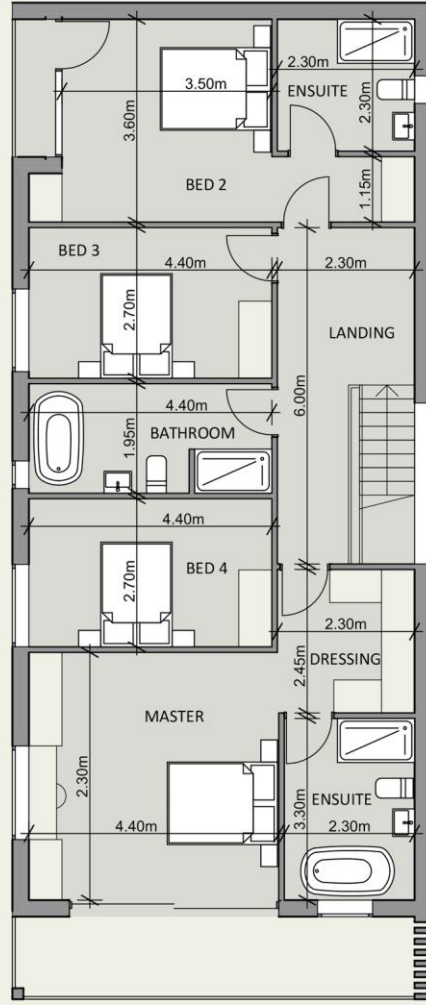
SITE PLAN

Plot 1
2495m²





GROUND FLOOR



FIRST FLOOR

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

PLOT ONE

An inspiring new individual house in the country with cutting edge contemporary design and 21st Century energy efficient features, offering a wonderful family home in a delightful country garden setting with uninterrupted open aspects captured by wonderful glazing sections at ground and first floor level.

SCHEDULE OF PRICES

| | | |
|------------|------------|-------------------------|
| PLOT ONE | £910,000 | GIFA c223 sqm/2410 sqft |
| PLOT TWO | £690,000 | GIFA c169 sqm/1818 sqft |
| PLOT THREE | £580,000 | GIFA c140 sqm/1506 sqft |
| PLOT FOUR | £1,100,000 | GIFA c244 sqm/2625 sqft |
| PLOT FIVE | £1,100,000 | GIFA c271 sqm/2915 sqft |

THE DEVELOPER

Willett Homes have established an enviable track record for creating unique and rather special homes of an exceptionally high standard. Each property will be fully warranted with a 10-year Structural Warranty.

DETAILED CONSTRUCTION SPECIFICATION

A detailed construction and general specification pack is available in PDF format for each individual plot by email upon request.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



DRAWINGS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

GENERAL INFORMATION

SERVICES

Mains water supply and mains electricity will be available. Air source energy efficient central heating circulating underfloor. High grade sealed unit double glazing system. Private sewage treatment plant.

PREDICTED ENERGY PERFORMANCE CALCULATIONS

The energy ratings are to be calculated by the scheme Architect.

LOCAL AUTHORITY

Melton Borough Council
The Council Offices, Nottingham Road, Melton Mowbray, Leicestershire LE13 0UL
www.melton.gov.uk
01664 502502

VIEWING ARRANGEMENTS

By arrangement through the offices of the selling agent who will arrange a personal site inspection meeting with the developer.

SMITH & PARTNERS
LAND & ESTATE AGENTS
16 MARKET PLACE SOUTHWELL
NOTTINGHAMSHIRE NG25 0HE

01636 815544

sales@smithandpartners.co.uk

Conditions of Sale

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