

*An exciting opportunity to secure a dream rural 'grand design' on an exclusive five-unit rural development scheme
additional land of c4.00 acres available*



PLOT FOUR 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, with just two units remaining, for completion in Summer 2025.



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



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



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.

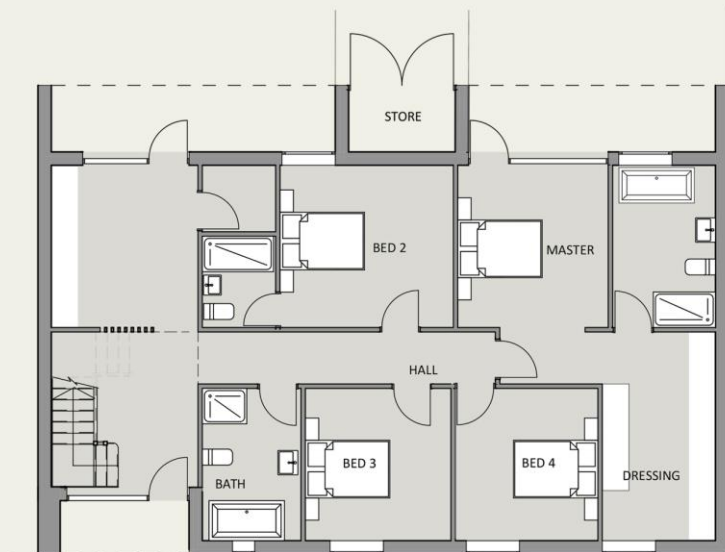
BINGHAM

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.

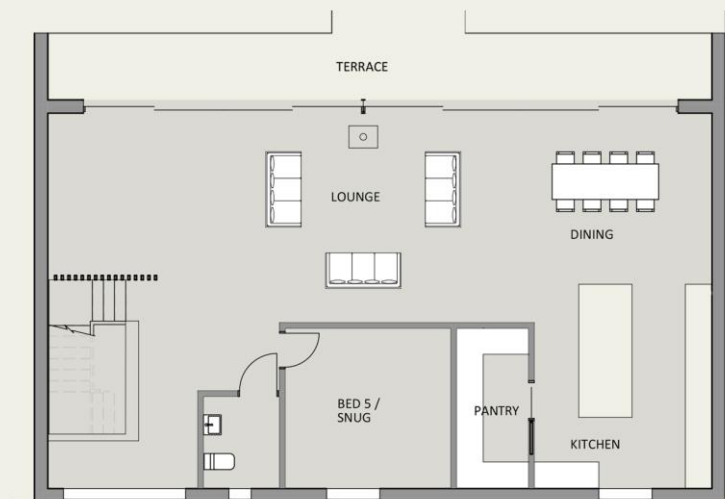
SITE PLAN

Plot 4
1384m²





GROUND FLOOR



FIRST FLOOR

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

PLOT FOUR

A stunning architect designed detached modern home with a host of on trend features and a flexible internal floor plan, uniquely designed with inverted internal living space capturing the rural setting, emanating from an architectural brief to optimise the setting and create a relaxed open plan lifestyle with wonderful views.

SCHEDULE OF PRICES

PLOT ONE	£960,000	GIFA c223 sqm/2410 sqft
PLOT TWO	SOLD	GIFA c169 sqm/1818 sqft
PLOT THREE	SOLD	GIFA c140 sqm/1506 sqft
PLOT FOUR	£1,100,000	GIFA c244 sqm/2625 sqft
PLOT FIVE	SOLD	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 warrantied 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



GENERAL INFORMATION

SERVICES – SUSTAINABLE DESIGN FEATURES

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

PREDICTED ENERGY PERFORMANCE CALCULATIONS

The energy ratings are to be calculated by the scheme Architect and a completed 'A' rating is anticipated by the developer.

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.



DRAWINGS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SMITH & PARTNERS • LAND & ESTATE AGENTS
 16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE
01636 815544 sales@smithandpartners.co.uk

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

SD / TD