



**Residential Development Opportunity,  
Shoby Lane, Grimston, LE14 3DD**

**£695,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

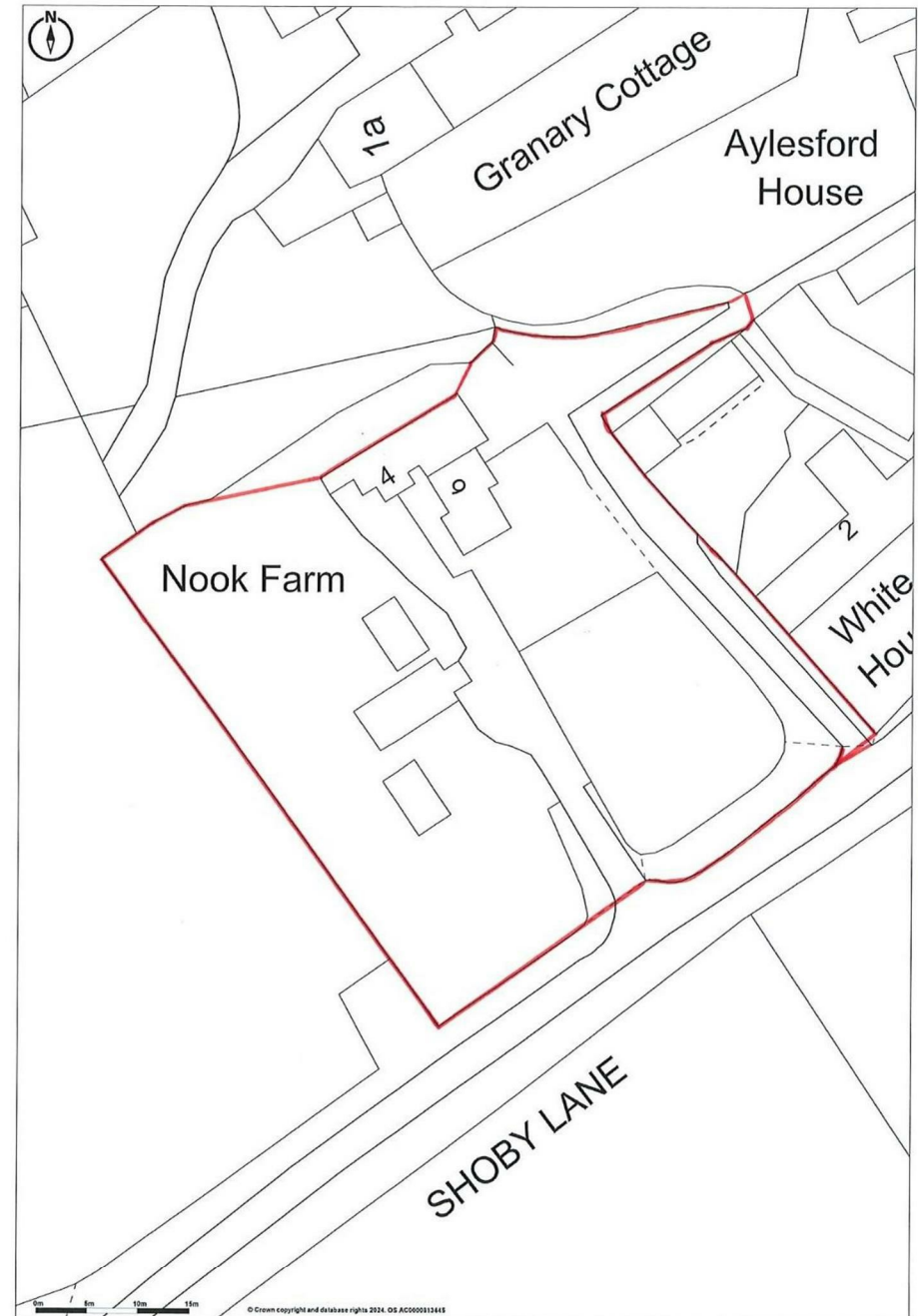
# Nook Farm, Nook Cottage & Building Plot

Nook Farm development off Shoby Lane in Grimston is a fantastic opportunity to acquire a substantial plot comprising of a two bedroom detached cottage, a three bedroom semi-detached cottage and a plot of land with full planning permission granted for a FOUR bedroom detached dwelling.

Grimston is a pretty rural village with a renowned pub named The Black Horse and is within easy travelling distance of Melton Mowbray, Leicester and Nottingham.

The site currently has two driveways for the existing dwellings and offers a great opportunity to build a modern family home in the heart of this highly regarded village.

The existing cottages could be refurbished or redeveloped into a single property or could be demolished as part of a wider development program, subject to planning approval and permissions.







### **Nook Cottage**

Nook Cottage is a two bedroom semi-detached cottage located in the sought after village of Grimson. The property is located at the end of a quiet driveway in a secluded spot within the village and benefits from gas fired heating, uPVC double glazing and retains many character features such as latch and brace doors, beamed ceilings and an open fire.

The cottage comprises of entrance hall, sitting room, breakfast kitchen with pantry, stairwell to first floor, two double bedrooms and bathroom with seperate WC.

ENTRANCE HALL with tiled floor and radiator.

LOUNGE with tiled fireplace with stone hearth and a radiator.

BREAKFAST KITCHEN with stainless steel sink unit as set in roll top laminate work surface, base units, eye height cupboards, a radiator, beamed ceiling and plumbing for automatic washing machine.

PANTRY with shelving.

STAIRCASE AND LANDING with a radiator, leading to:-

FRONT DOUBLE BEDROOM with feature fireplace and a radiator.

FRONT DOUBLE BEDROOM with a radiator.

BATHROOM with panelled bath with shower off taps, pedestal wash basin, airing cupboard and a radiator.

SEPARATE W.C. with low flush suite and electric heater.

OUTSIDE Boiler house with gas fired combi boiler with further coal store. Lawned garden to front and side of the house and parking to the front of the property. Further garden area situated to the side of the property.

EPC RATING : E.

COUNCIL TAX : Melton Council B.

SERVICES : Mains gas, water, drainage and electric.

INTERNET : ADSL available.

VACANT POSSESSION UPON COMPLETION.

Tenure : Freehold.





Cottage Kitchen



Cottage Living Room



Cottage Bedroom



Cottage Bedroom



### **Nook Farmhouse**

Nook Farmhouse of Grimston is a three bedroom semi detached house in need of extensive renovation located on the outskirts of the sought after and highly regarded village of Grimston.

The property once formed part of Nook Farm and sits within a good sized plot and is adjoined to Nook Cottage.

The property comprises of entrance porch, kitchen, downstairs bathroom, two reception rooms, office/snug and upstairs there are three bedrooms.

Outside the property is accessed via a driveway with a mature plot surrounded by impressive mature tree specimens.

Entered via hardwood door to porch with door to :

Kitchen : with plumbing for washing machine and radiator.

Lobby : with gas fired boiler (out of service).

Downstairs Bathroom : with three piece suite.

Middle Reception : with open fire, radiator and stairs to first floor.

Study : situated off of the middle reception room.

Internal Hallway : with radiator.

Reception Two : with open fire and main entrance door.

Bedroom 1 : with radiator.

Bedroom 2 : with radiator.

Bedroom 3 : with radiator.

Outside : an extensive mature garden with several mature trees with off street parking.

EPC RATING : E.

COUNCIL TAX : Melton Council E.

SERVICES : Mains gas, water, drainage and electric.

INTERNET : ADSL available.

VACANT POSSESSION UPON COMPLETION.

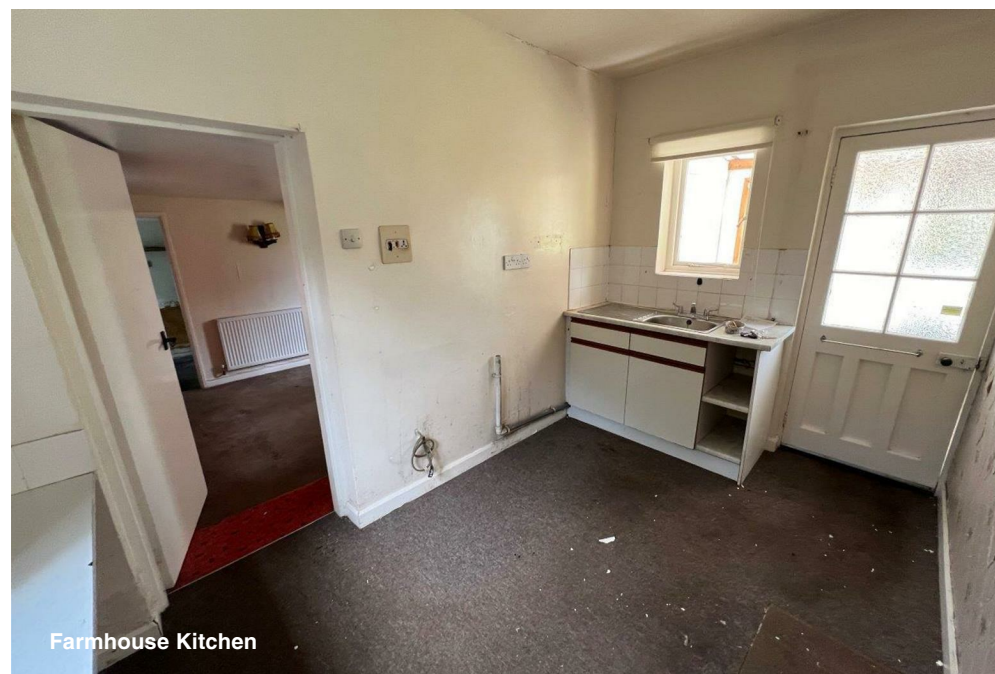
Tenure : Freehold.







Farmhouse Reception



Farmhouse Kitchen



Farmhouse Bedroom



Farmhouse Bedroom



**Building Plot**

A plot with planning granted totals 0.25 acres with full planning permission granted for a FOUR bedroom detached dwelling.

The property will be accessed via a driveway and offers a great opportunity to build a modern family home in the heart of this highly regarded village.

This delightful building plot with planning for a four bedroom detached is situated in the lovely small village of Grimston, Melton Mowbray, Leicestershire.

**PLANNING PERMISSION:** Planning Permission was granted by Melton Borough Council on 25.10.23 for the erection of one four bedroom detached two storey dwelling house. Planning number 23/00992/CL. This can be viewed on the Melton Borough Council Planning Portal or the agent can supply a copy of the planning permission, plans and associated documents by email.

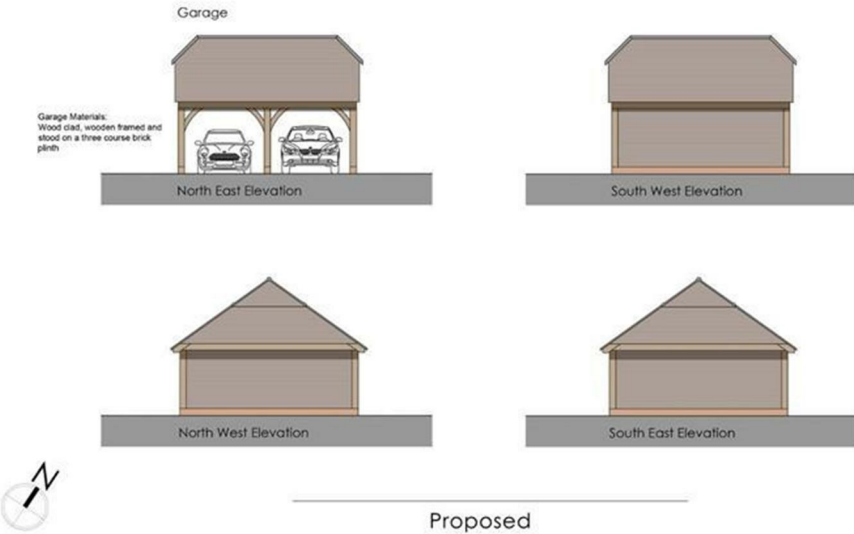
**SERVICES TO SITE:** It is believed all services are available. The vendors have connected the plot to the main sewer, as part of the planning permission granted.

**TENURE:** Freehold with vacant possession upon completion.

**Disclaimer**

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Ground Floor Plan



First Floor Plan



Ground Floor GIA:  
87.89 m<sup>2</sup>

First Floor GIA:  
65.12 m<sup>2</sup>

Total Floor GIA:  
153.01 m<sup>2</sup>



Proposed

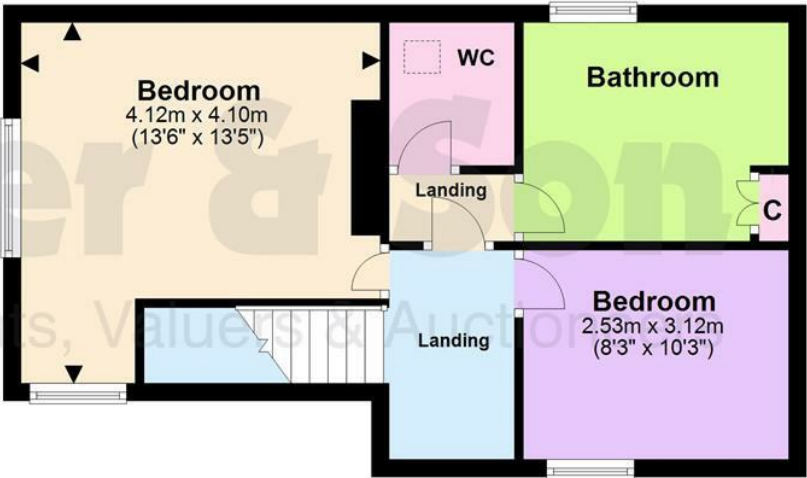


# Cottage Floorplan

Ground Floor



First Floor

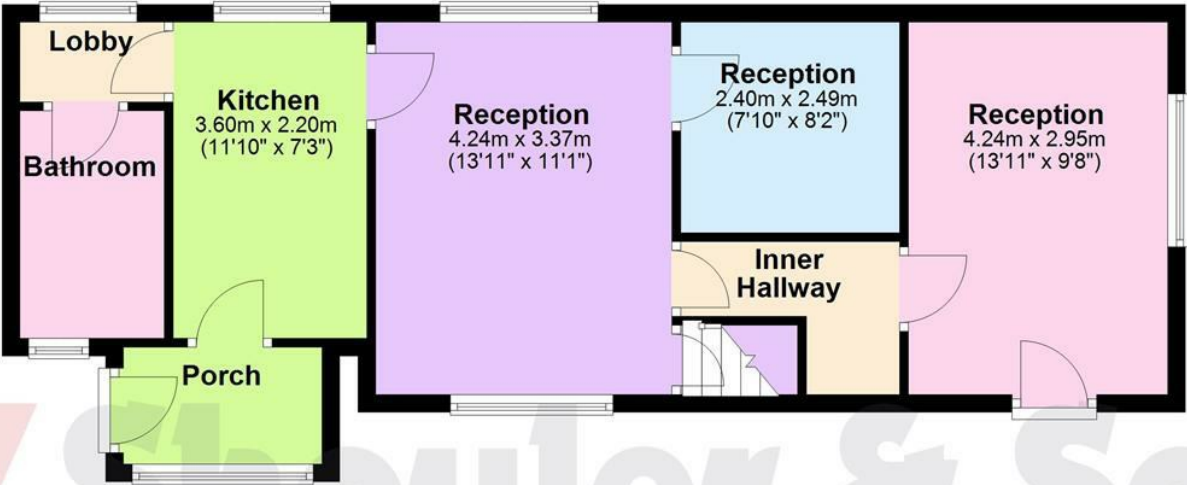


DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.

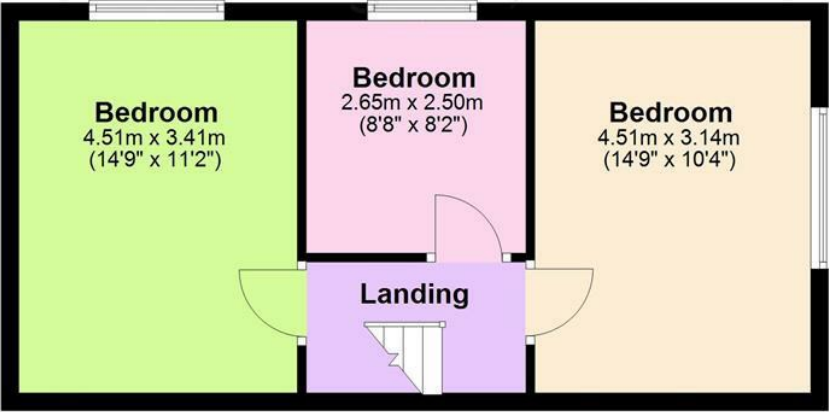


# Farmhouse Floorplan

## Ground Floor

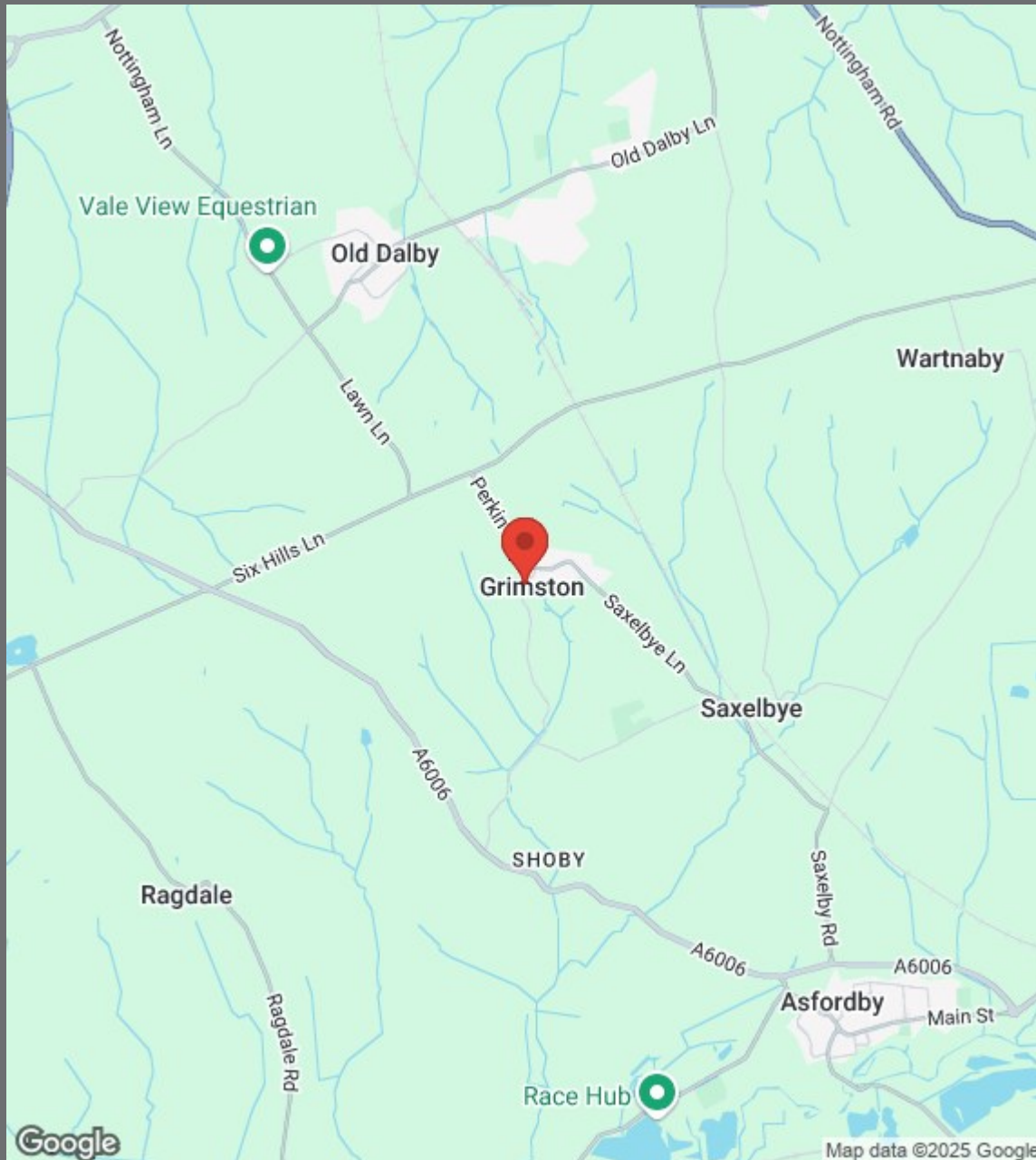


## First Floor



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- TOTAL PLOT OF LAND APPROX 0.75 ACRES
- HIGHLY REGARDED VILLAGE
- FULL PLANNING FOR FOUR BEDROOM DETACHED DWELLING
- TWO FURTHER COTTAGES IN NEED OF RENOVATION
- GAS, ELEC, DRAINAGE AND WATER SUPPLY TO SITE
- RENOVATION/DEVELOPMENT OPPORTUNITY
- NO ONWARD CHAIN
- POTENTIAL TO CONVERT TO ONE DWELLING (STPP)
- POTENTIAL TO DEMOLISH & SEEK PLANNING FOR FURTHER DWELLINGS (STPP)



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