



Sleaths Yard, Main Street, Grimston, LE14 3BZ

£175,000

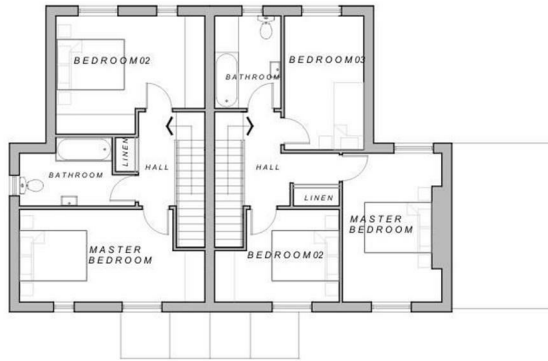
Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Sleaths Yard Main Street Grimston LE14 3BZ

A fantastic and rare opportunity has arisen to acquire a prime plot of land in the idyllic rural village of Grimston, with the benefit of full planning permission for a brand new residential development.

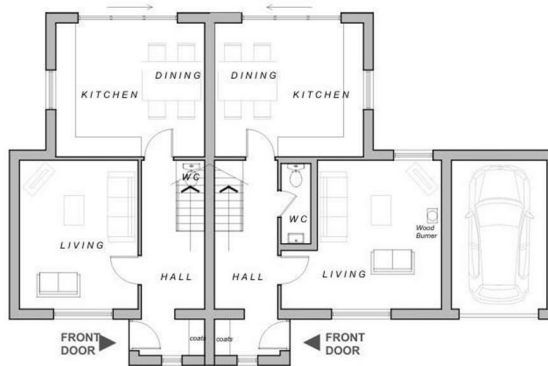
The site, located in the heart of the village, comes with approval for the demolition of redundant workshops and the erection of two new dwellings. This is a unique prospect for a developer or a self-builder looking to create a modern home in a highly sought-after Leicestershire location.





PROPOSED FIRST FLOOR PLAN

SCALE 1:100



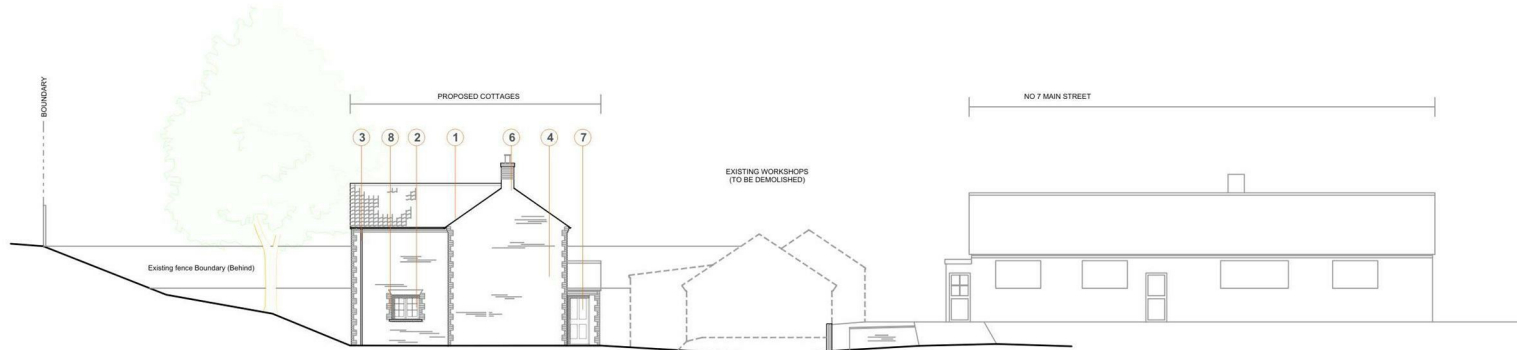
PROPOSED GROUND FLOOR PLAN

SCALE 1:100

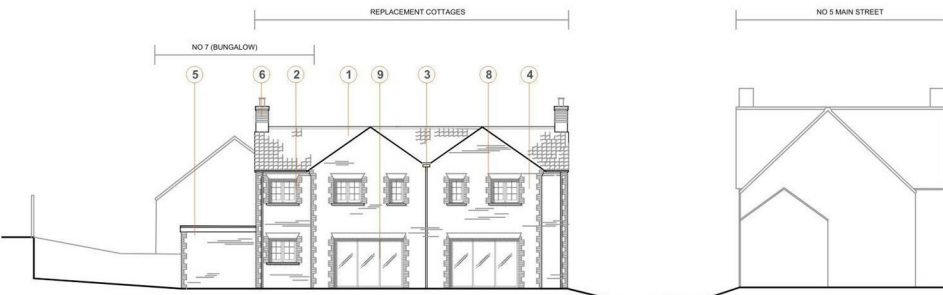
The approved plans, meticulously detailed by Harris McCormack Architects, show a thoughtful design that blends with the local aesthetic while incorporating modern standards. The conditions of the planning permission ensure a high-quality build, specifying the use of external stonework, a brick chimney, and brick detailing. They also prohibit the use of uPVC for windows and doors, ensuring a superior finish. This attention to detail guarantees a development that will not only be beautiful but also built to a high standard, with a clear focus on appearance and durability.

On the 19th of June 2024, Melton Borough Council granted permission under application number 23/00186/FUL, with specific conditions that provide reassurance and clarity for the project. These conditions include requirements for a sample brickwork panel to be approved before construction progresses. Crucially, the plans also address practical elements such as new access arrangements and off-street parking, which must be implemented before the dwellings are occupied. The development has also been designed with a commitment to protecting local biodiversity, with a required mitigation strategy for protected species like bats and great crested newts.

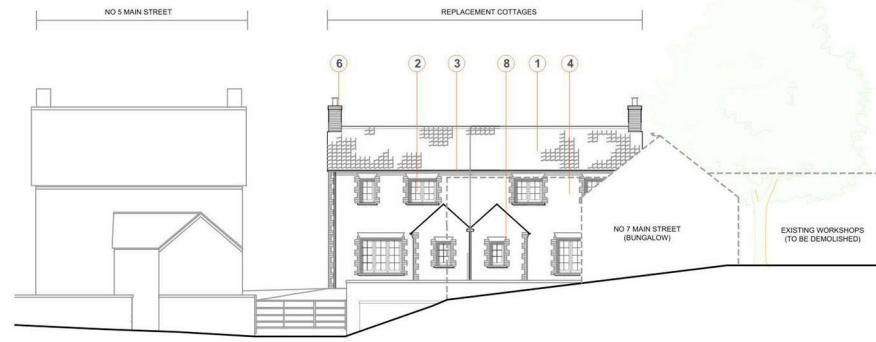
This is a chance to build a legacy property in a beautiful village setting. A site like this, with planning permission already secured and a clear vision for a premium finish, removes a great deal of the uncertainty for a buyer, allowing them to focus on the build itself. This development plot offers a rare combination of a tranquil, village location with all the benefits of a modern, well-planned build.



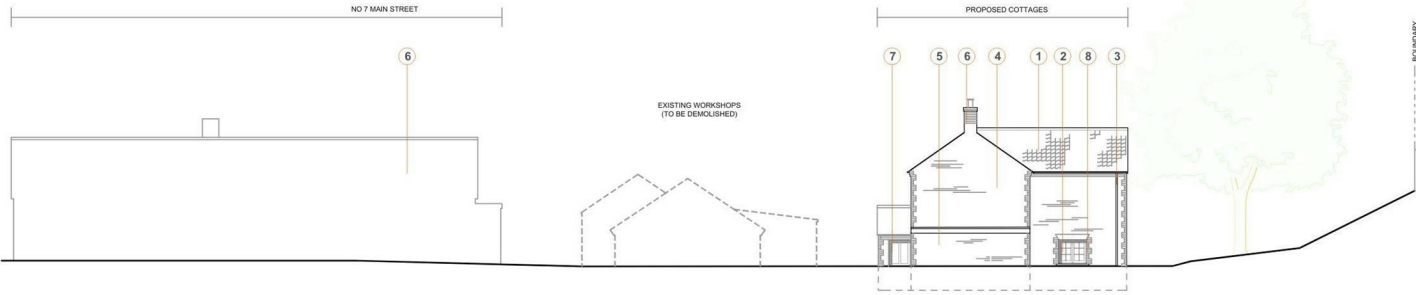
PROPOSED WESTERN ELEVATION
SCALE 1:100



PROPOSED NORTHERN ELEVATION
SCALE 1:100



PROPOSED SOUTHERN ELEVATION
SCALE 1:100



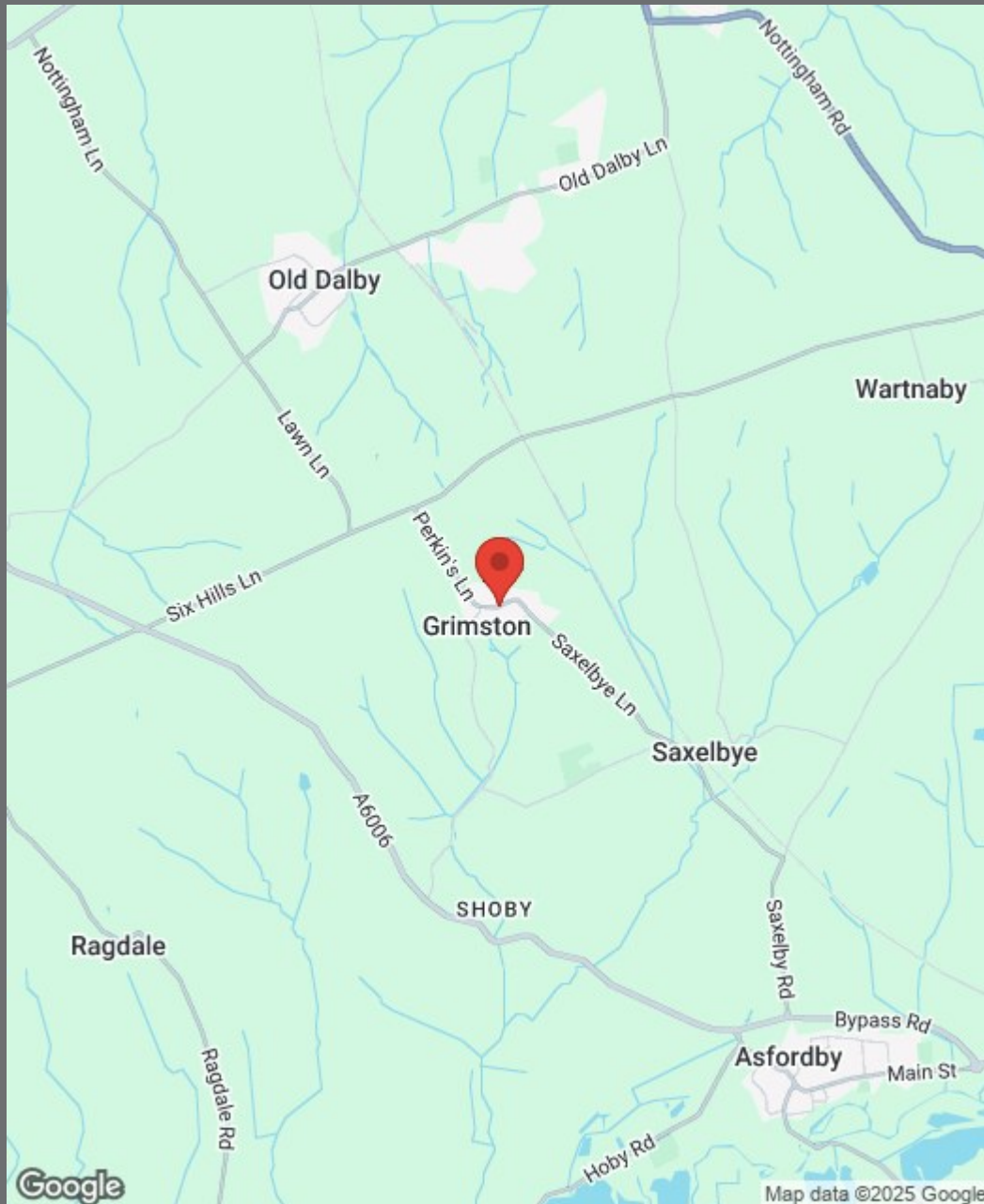
PROPOSED EASTERN ELEVATION
SCALE 1:100

KEY

- 1-ROOFPANTILES
- 2-POWDERCOATEDALUMINIUMWINDOWS
- 3-BLACKRWG
- 4-EXTERNALBRICKWORK
- 5-GARAGE
- 6-BRICKCHIMNEY
- 7-TIMBEREXTERNALDOOR
- 8-BRICKSURROUNDDETAILING
- 9-BIFOLDSLIDINGDOORS

0 1m 2m 3m 4m 5m
1:100

NOTE:
All Heights are shown as per measured Survey of the existing site & nearby dwellings.



- **Development plot with planning permission:** The site has full planning permission for two new dwellings.
- **Demolition approval:** The plans include the demolition of existing redundant workshops.
- **Residential scope:** Permission granted for two new dwellings.
- **High-quality design:** Plans detail the use of external stonework and a tiled roof.
- **Modern materials specified:** Includes powder-coated aluminium windows and sliding bifold doors.
- **No uPVC:** A planning condition specifically prohibits the use of uPVC for windows or doors.
- **Secure planning approval:** The development is approved by Melton Borough Council under application number 23/00186/FUL. Dated 19th June 2024
- **Off-street parking:** The plans include new access, parking, and turning facilities that must be implemented before occupation.
- **Three-year build window:** Development must commence within three years of the permission date.



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