



55 Station Road, Kegworth



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£1,200,000

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## Key Features

- DEVELOPMENT OPPORTUNITY
- FARM HOUSE
- BARN CONVERSION
- SIX NEW BUILD PLANS
- PLANNING REF 23/00647/FUL
- EXCITING OPPORTUNITY
- EPC rating D
- FREEHOLD





For Sale is a development opportunity which comprises of two existing buildings, an occupied five double bedroom three storey farmhouse, with then a barn conversion ready for renovation, whilst to the rear of the site there is planning permission for six modern three and two storey townhouses on a site which measures 0.71 acres.

The main residence at the front of the site measures an impressive 2,500 square feet excluding the two cellars and has a layout of hall, lounge, dining room, kitchen, utility and shower room with a rear porch at ground floor. Four double first floor bedrooms with four piece bathroom, whilst bedroom five combines with a loft room which spans the full width of the property and excellent further potential.

The barn conversion is very exciting with a ground floor total of 118 meters squared, at first floor 62 metres squared giving a total gross internal total area of 180 metres squared (around 1,936 square feet).

The proposed layout for the barn has a living room, kitchen diner, central hallway, separate inner hallway leading to a study/snug with a utility and shower room. At first floor there are three bedrooms, the master being en-suite and a separate family bathroom.

The six new build dwellings are of different designs, the central building of each in the block of three is larger having space and accommodation over the passageway.

Plot two has a ground floor of 44 metres squares and a first floor of 61 metres squared giving a total of 105 metres squared.

Plot three has a ground floor of 46 metres squared, 57 metres squared at first floor and 32 metres squared at second floor, total gross internal area of 135 metres squared.

Plot four has a ground floor of 46 metres squared, first floor is 46 metres squared and a second floor of 23 metres squared giving a total gross internal floor area of 115 metres squared.

Plot five has a ground floor of 44 metres squared, first floor of 61 metres squared, a total of 105 metres squared.

Plot six has a ground floor of 46 metres squared, a first floor of 57 metres squared and a second floor of 32 metres squared giving a total gross internal area of 135 metres squared.

Plot seven has a ground floor of 46 metres squared, a first floor of 46 metres squared and a second floor of 23 metres squared giving a total gross internal area of 115 metres squared.

All of these properties are three bedroomed.

Drawings and full information of the planning permission can be found via North West Leicestershire council planning website and the planning reference is 23/00647/FUL.

Kegworth village has excellent communication links to Derby, Leicester, Nottingham, the M1, M42, East Midlands Airport, Parkway railway station and Nottingham University at Sutton Bonington campus.









HALL 8.39m x 2.18m MAX (27'6" x 7'2")

LOUNGE 4.33m x 4.32m (14'2" x 14'2")

DINING ROOM 4.33m x 4.01m (14'2" x 13'2")

KITCHEN 3.93m x 0.00m (3'11" x 0'0")

UTILITY ROOM 4.32m MAX x 1.89m (14'2" x 6'2")

SHOWER ROOM 4.16m MAX x 1.95m (13'7" x 6'5")

PORCH 2.52m x 1.92m (8'4" x 6'4")

BEDROOM ONE 4.40m x 4.33m (14'5" x 14'2")

BEDROOM TWO 4.32m x 4.00m (14'2" x 13'1")

BEDROOM THREE 4.00m x 3.98m (13'1" x 13'1")

BEDROOM FOUR 4.41m x 3.15m (14'6" x 10'4")

BATHROOM 2.94m x 2.46m (9'7" x 8'1")

BEDROOM FIVE (2ND FLOOR) 4.73m x 4.28m (15'6" x 14'0")





### TO FIND THE PROPERTY

From Loughborough, proceed north along the A6 Derby Road, pass through Hathern and continue into Kegworth, on entering the village, at the elbow bend turn right on to Nottingham Road, continue to the junction passing the cricket pitch, right on to Station Road where the property is situated on the left hand side identified by the agent's 'For Sale' board.

### SERVICES & TENURE

All mains services are available and connected to the main farmhouse property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire Council - Tax Band ....

### DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

### REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

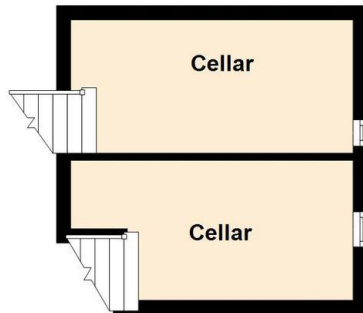






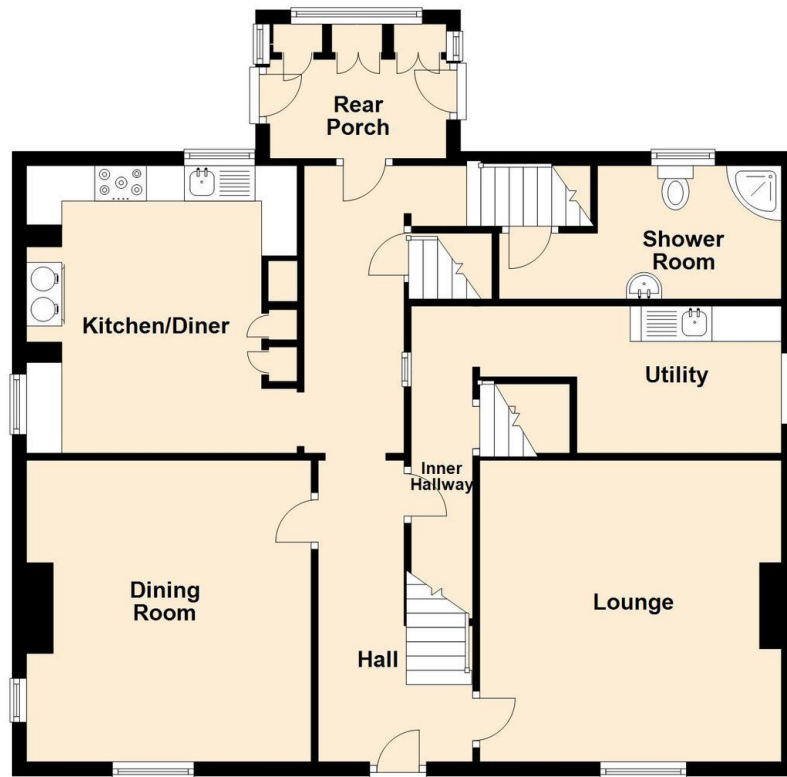
### Basement

Approx. 15.0 sq. metres (161.4 sq. feet)



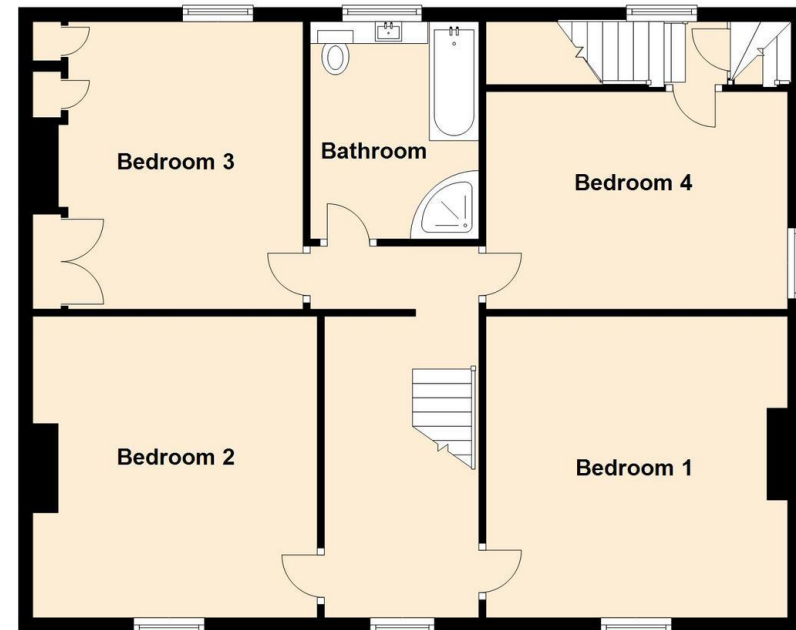
### Ground Floor

Approx. 94.8 sq. metres (1020.6 sq. feet)



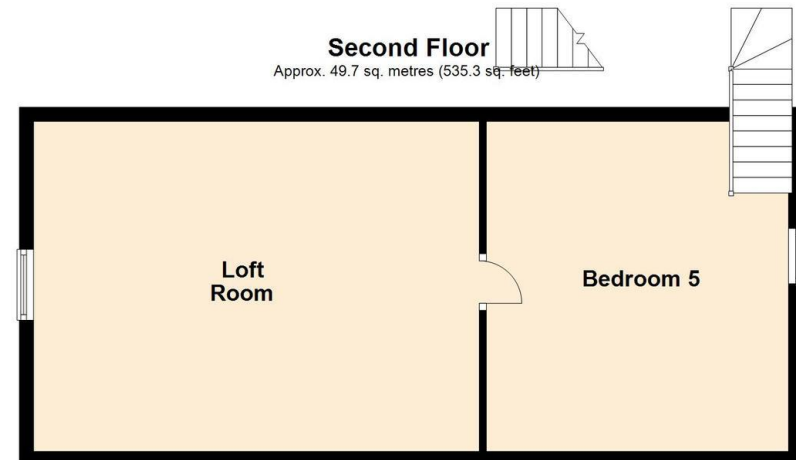
### First Floor

Approx. 89.8 sq. metres (966.9 sq. feet)



### Second Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



Total area: approx. 249.4 sq. metres (2684.1 sq. feet)



