



Brick Barn Conversion at Ragdale, Six Hills Road, Leicestershire, LE14 3PP

Guide Price **£175,000**


**ANDREW
GRANGER & CO**


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LAND AND
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Brick Barn Conversion at Ragdale, Six Hills Road

Leicestershire

The site is located in Ragdale village, adjacent to All Saints Church and Old Hall Farm. The site is situated on the western side of the village of Ragdale, in the Melton district of Leicestershire. Ragdale is a small and attractive rural village surrounded by open countryside, whilst remaining within convenient reach of the market town of Melton Mowbray, approximately 8 miles to the south-west. Melton Mowbray provides a comprehensive range of everyday amenities and services, including shops, supermarkets, schools, leisure facilities, restaurants and professional services. The property benefits from a peaceful rural setting whilst enjoying good access to the surrounding road network, with the A606 and A46 providing connections towards Melton Mowbray, Nottingham, Leicester and the wider East Midlands.

- Residential development opportunity in the village of Ragdale
- Planning permission granted under reference 25/00055/FUL
- 0.22 acre plot

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





Brick Barn Conversion at Ragdale, Six Hills Road

Leicestershire

An exciting residential development opportunity within the sought-after village of Ragdale, comprising the demolition of two traditional red brick barns and the construction of a new dwelling, all set within a generous plot extending to approximately 0.22 acres.

The site benefits from the grant of planning permission (Planning Reference: 25/00055/FUL) for the demolition of the existing barns and the construction of a new two-bedroom dwelling extending to approximately 130 sq m (1,399 sq ft) GIA.

The existing buildings comprise:

- Barn 1: Approximately 73 sq m (786 sq ft) GIA
- Barn 2: Approximately 58 sq m (624 sq ft) GIA

The approved plans provide an attractive opportunity to create a well-proportioned new home in a desirable rural setting, whilst retaining the character and charm of the surrounding village environment.

GUIDE PRICE

The land is being marketed for Offers Over **£150,000 (One Hundred and Fifty Thousand Pounds)**.

METHOD OF SALE

The land is offered for sale via private treaty. The Vendor and Vendor's agent reserves the right to conclude the sale by other methods if they deem necessary.

LOCAL AUTHORITY

Melton Borough Council

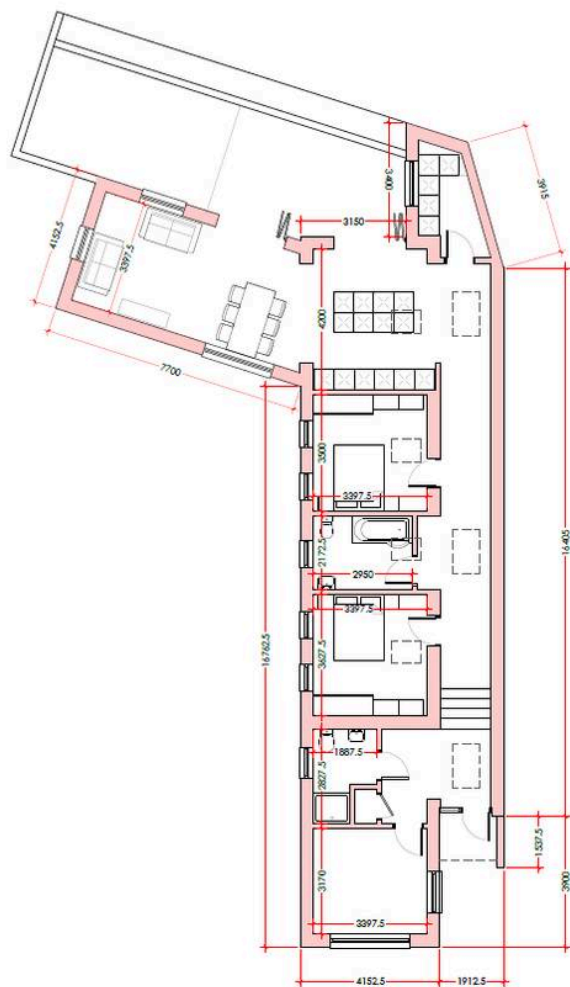
PLANNING

Planning Reference: 25/00055/FUL - demolition of existing barns and construction of a single dwelling. The proposed site layout for the dwelling extends to approximately 130 sqm GIA, more information is available upon request.

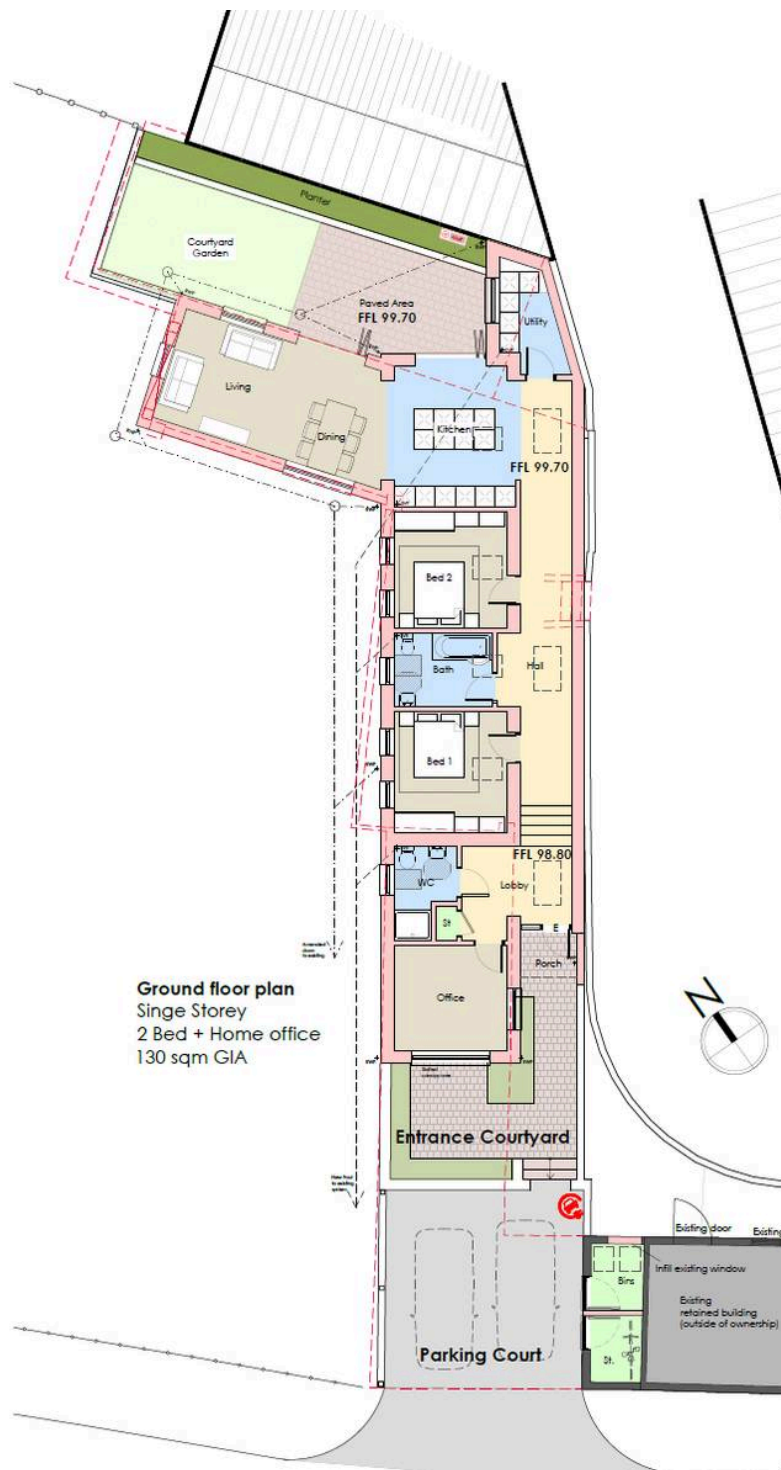
SERVICES

The site currently benefits from shared water and electricity supplies from the adjoining farm. These existing connections will be disconnected prior to completion of the sale. Mains water is available from the village. The Vendor has applied to National Grid and Severn Trent Water for quotations for new, independent electricity and water connections to serve the property.





Dimensioned Ground Floor Plan



Further information regarding the availability and proposed provision of services is available from the selling agents upon request.

TENURE

The property is offered for sale freehold with vacant possession.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The agents are not aware of any rights of way, wayleaves or easements across the land. However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoings, whether mentioned in the sales particulars or not.

VAT

In the event that the property is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

LAND REGISTRY

The Land is registered with the UK Land Registry under the following titles: -
LT446144 - LT444049

RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoings, which the purchaser will be liable for.

RESTRICTIVE COVENANTS

The sale will be subject to the following restrictive covenants:

1. Prohibiting any use other than as a single-family residential dwelling.
2. To maintain the boundary between points A, B and C as traditional estate fencing with a native species hedge.
3. The Buyer is not to permit the use of non-native species for hedge planting, for example Leylandii or Portuguese lauren.

VIEWINGS

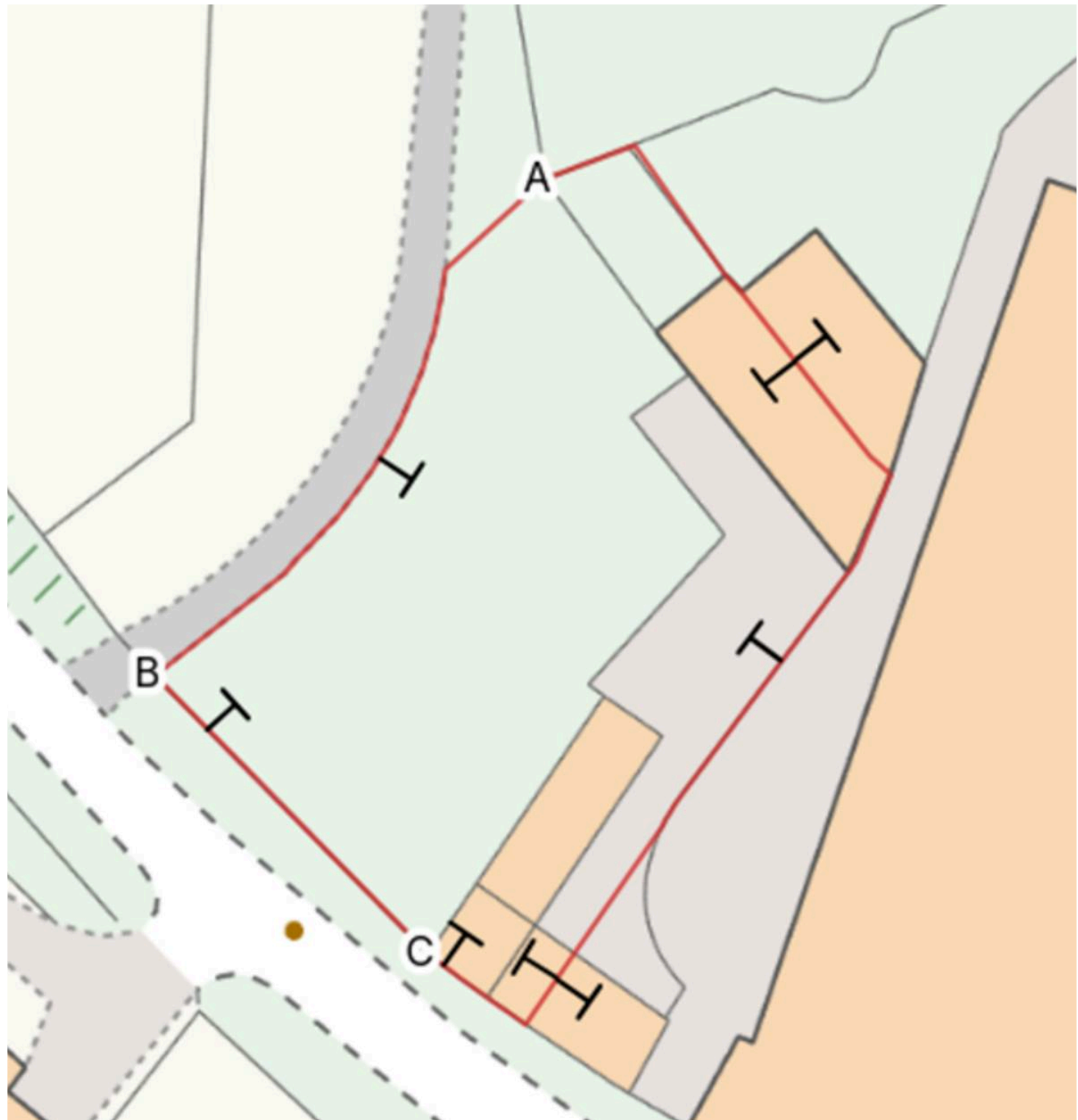
By appointment only. Please contact the selling agents.

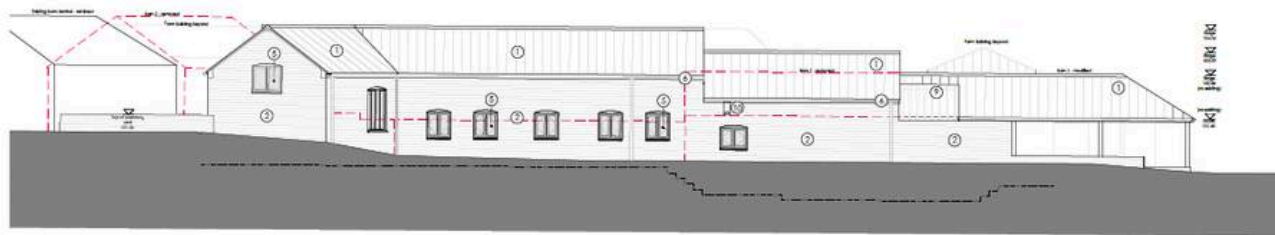
FURTHER INFORMATION

For further information, please contact Peter Chennells at our Loughborough Rural Office:
Peter Chennells BSc(Hons) MSc MRICS

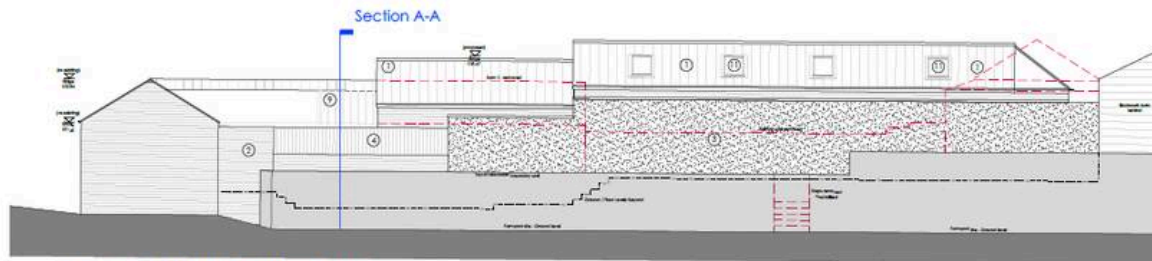
Tel: 01509 243720

E-mail:
peter.chennells@sheldonbosleyknight.co.uk





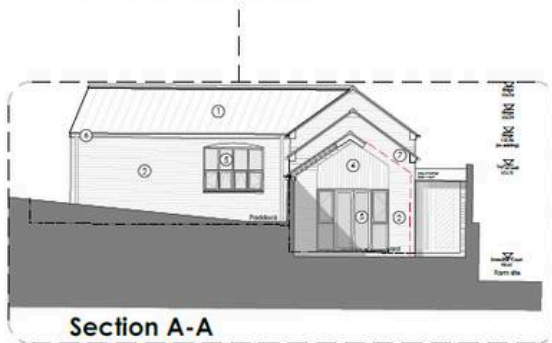
Paddock Side Elevation



Farmyard Side Elevation



Roadside - Front Elevation



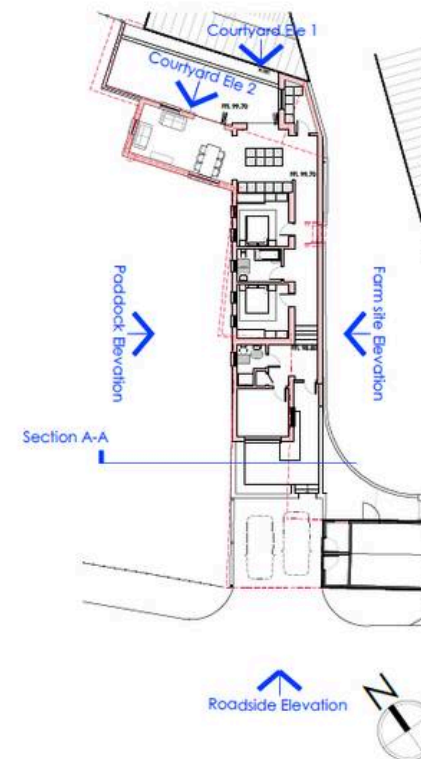
Section A-A



Courtyard Elevation 1



Courtyard Elevation 2



Materials (see also dwg ref.):

1. New Slate Roof Tiles
2. Traditional flint facing brickwork
3. Light grey - through colour render
4. Contemporary timber cladding
5. Dark grey PVC Aluminium doors & windows
6. Heritage style rainwater goods
7. Brick detailing - corbel eaves, headstones, verge details
8. Stained timber screening / shading to grass
9. Stained timber cut away roofing
10. Rainwater (Conservation Style)
11. Ecology feature - see tool and bird box dwg



ANTI-MONEY LAUNDERING CHECK

Due to regulatory requirements, we are legally required to undertake full identification checks on any prospective purchaser prior to proceeding with an agreed sale. These checks are carried out through our online system, Landmark, and include identity verification and facial recognition checks. A fee of £25 + VAT is payable by each prospective purchaser in respect of these checks.

PLAN

The plans and red lines provided are for reference purposes only. The vendor not the vendors agent are responsible for defining the boundaries of the ownership.



Images and descriptions are intended to provide a general impression of the property. They are not intended to be a substitute for a professional valuation or other expert advice. The company and its agents accept no liability for any loss or damage caused by reliance on the information provided.



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