



Home Farmyard, Weston by Welland, LE16 8HU

RESIDENTIAL DEVELOPMENT SITE with full planning permission for the erection of two single-storey dwellings
Site Area **0.39 ACRES** (0.15 hectares) **FOR SALE AS A WHOLE**

Bletsoes
— EST. 1881 —

LOCATION

Weston by Welland is an idyllic village situated within the sought-after Welland valley. Weston by Welland is located in attractive countryside approximately 14 miles west of Kettering and approximately 4 miles from Market Harborough. The village lies a short distance from the A6, approximately 2.5 miles south, which provides access to the A14. Not only does the area have good road accessibility, but the rail network is accessible from Market Harborough, providing 55-minute services to London St Pancras International as well as services to Nottingham, Derby and Sheffield.

THE SITE

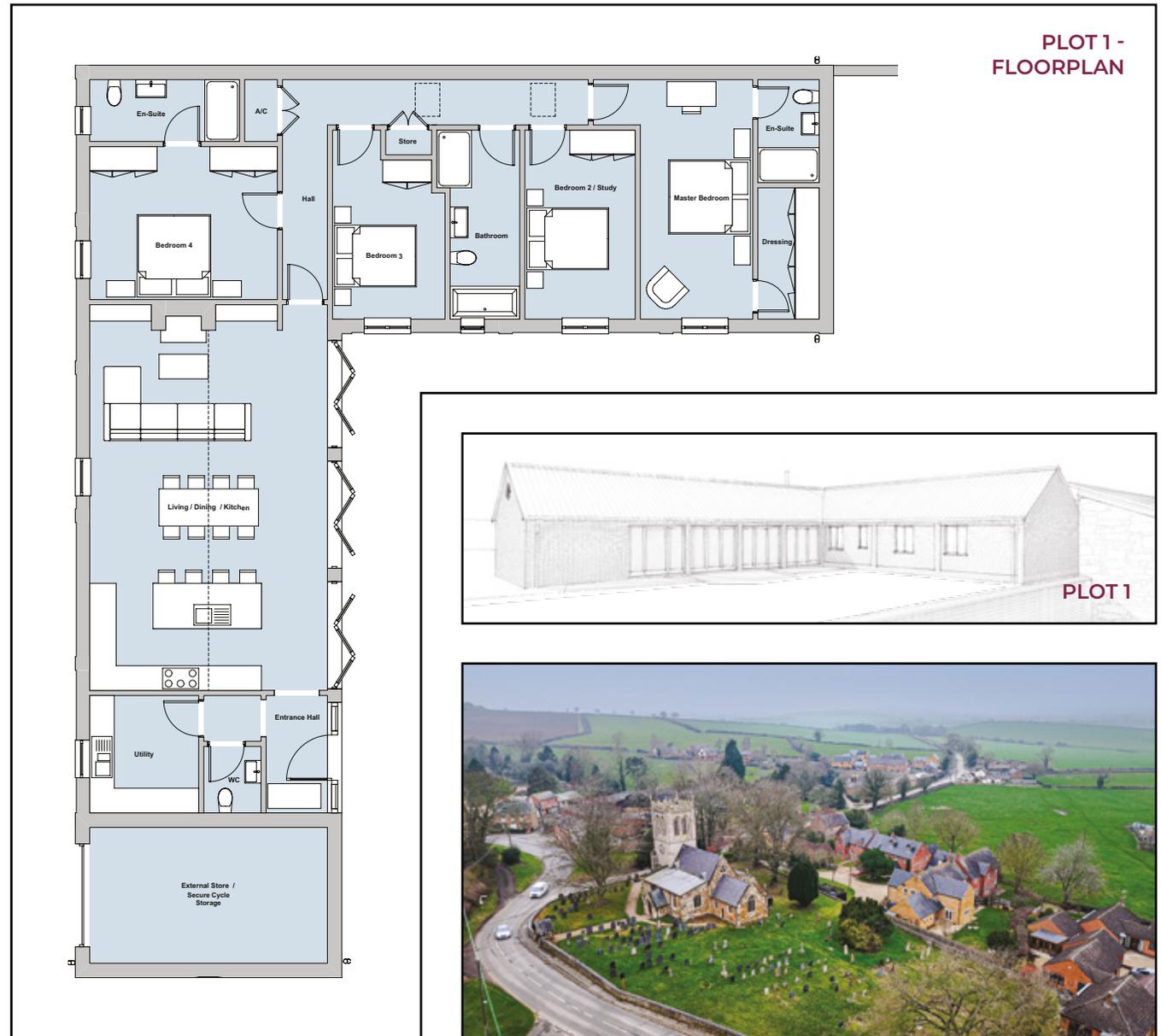
The site is situated in the north of the village, bound by Valley Road and The Lane, and positioned within the conservation area. The site lies on the edge of Home Farm, a listed farmhouse and range of traditional buildings, and is accessed directly from The Lane. The site currently comprises a former yard area and, an open-fronted modern agricultural building.

PLANNING

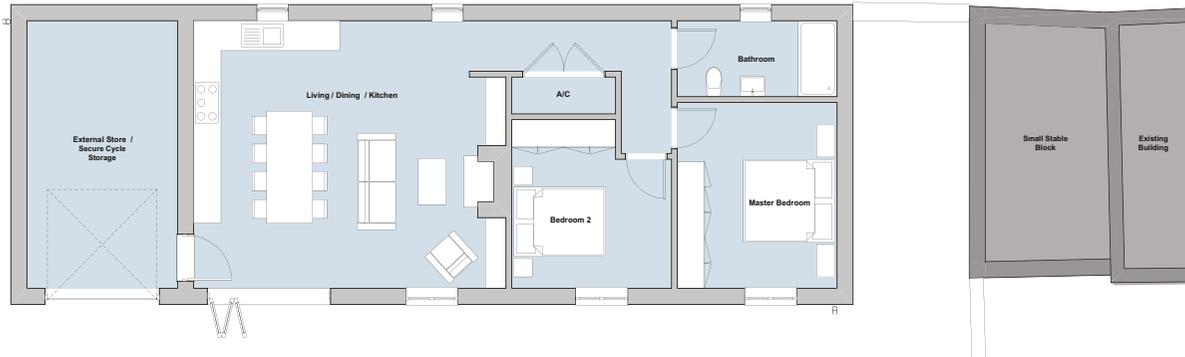
The site benefits from full planning permission and Listed Building Consent for the partial demolition of ancillary structures, the construction of two new dwellings, and the erection of a carport (Planning Ref: NK/2024/0487; Listed Building Consent Ref: NK/2024/0488). Copies of the planning permission can be obtained from the selling agents or from the local authority website. Please note that the carport is to be retained by the vendor. Any further enquiries regarding the planning matters should be addressed to North Northamptonshire Council Cedar Drive

Thrapston, Northamptonshire NN14 4LZ, Telephone 0300 126 3000. The planning Permission allow for the creation of the following dwellings:

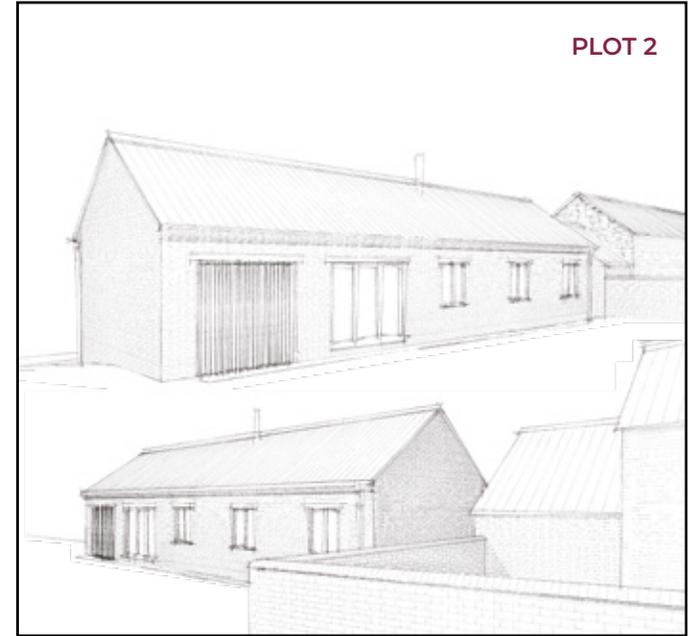
Plot	Beds	M2	FT2
1	Four	173	1,862
2	Two	82	883



PLOT 2 - FLOORPLAN



PLOT 2



BIODIVERSITY NET GAIN

The site possesses 0.40 units of value before development; therefore, an uplift to 0.44 units will be required. The purchaser will be required to secure off-site credits to discharge this.

SERVICES

It is understood that services are available on site. The prospective purchaser should make their own enquiries with the relevant service providers

INFORMATION PACK

An information pack is available from the selling agents. Copies of the planning permission, planning documentation and surveys can be obtained on request.

BOUNDARIES

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundary, tree, hedge or ditch.

TENURE AND POSSESSION

The Freehold interest is offered for sale with Vacant Possession to be given on completion.

PLANS AND AREAS

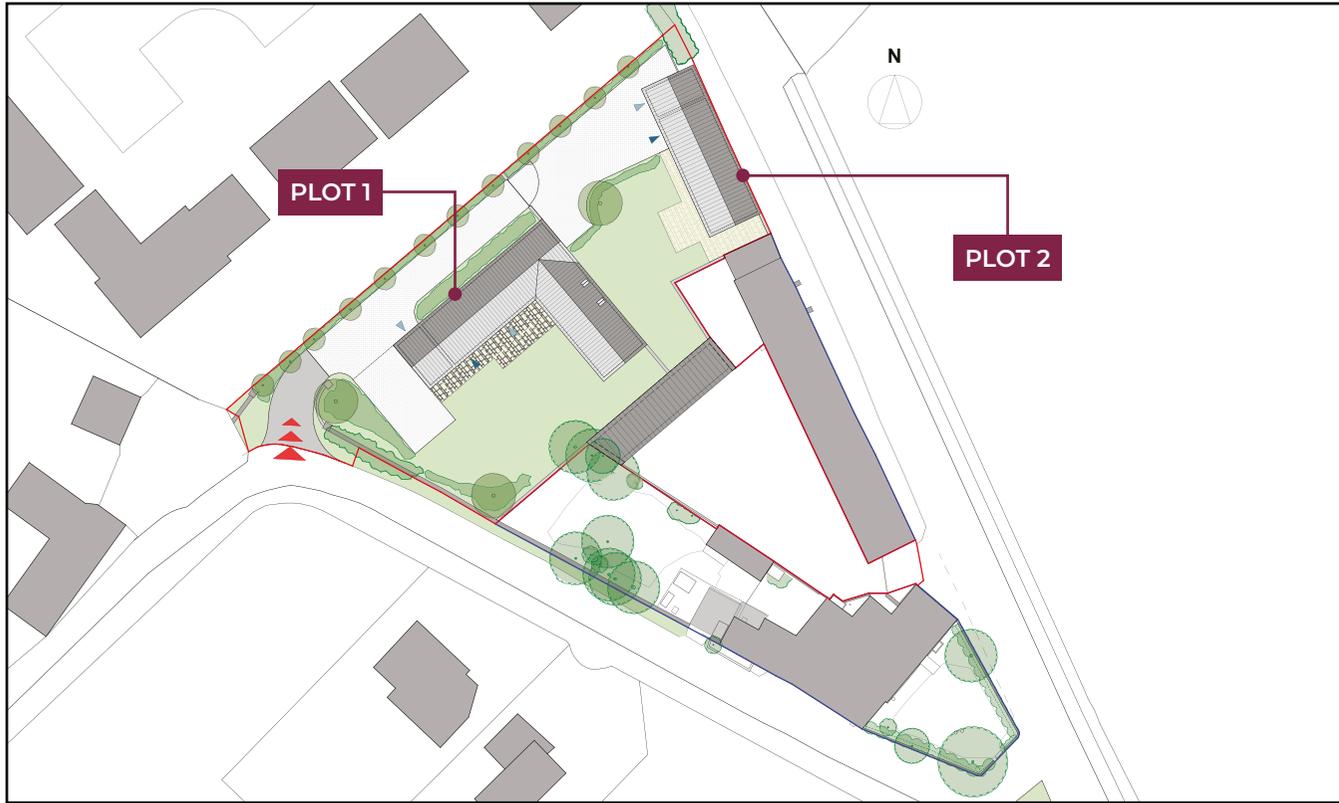
These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied himself/herself as to the description of the land and any error on this statement shall not annul the sale, nor entitle either party to compensation in respect thereof.

VIEWING

Through an appointment with the Selling Agents

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared in January 2026.



Peter Moore

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Will Simpkins

will.simpkins@bletsoes.co.uk

IMPORTANT NOTICE Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: May 2025.

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