



THE OLD STABLES, KNAPTOFT, LEICESTERSHIRE



KING WEST

The Old Stables, Welford Road, Knaptoft, Leicestershire, LE17 6NQ

A unique rural development opportunity with approval for change of use of a barn to a dwelling, having wide ranging views over the surrounding undulating countryside.

The site currently comprises a steel-framed agricultural building, brick-built barn and former agricultural land.

Planning Permission

The site benefits from the following:

APPLICATION NO. 22/00099/PDN

Prior approval for change of use of barn to a dwelling (Part Q A+B)



KING WEST

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Town Planning & Development Consultants
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These particulars are intended as a guide and must not be relied upon as statements of facts



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Google Earth

For illustrative purposes only

Proposal

Existing agricultural barn with prior approval for change of use to a 3 Bedroom residential dwelling (C3) with the benefit of around 1 acre of land.

Services

Please confirm with the agents.

Local Authority

Harborough District Council
Planning Department,
Adam & Eve Street, Market Harborough,
Leics, LE16 7AG
Tel: 01858 828282
Web: www.harborough.gov.uk

Tenure

The land is freehold and forms part of the Land Registry Title no: LT490073. Vacant possession of the site will be given on completion.

Information Pack

An information pack containing Consultants' reports, planning permission details and plot drawings are available from the Sole Agents on request.

General

The site is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements and rights of way, whether or not mentioned in these particulars.

Method of Sale

The site is being offered for sale by private treaty. Should the level of interest dictate, consideration will be given using "highest and final bids" to bring the marketing to a conclusion.

Inspection

Strictly by prior appointment. As the site has been used as a working farm, prospective purchasers are advised to wear suitable clothing and footwear and to take great care when accessing and inspecting the site. Parties visiting and inspecting the site do so at their own risk.

Viewing

For further information and arrangements to inspect the site, please contact King West on 01858 435970.



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