

Dalby Road

Melton Mowbray, LE13 0BH



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Guide Price £475,000

An exciting opportunity to obtain this sizeable bungalow and plot with planning permission granted for the erection of an apartment block, to create 9 apartments.

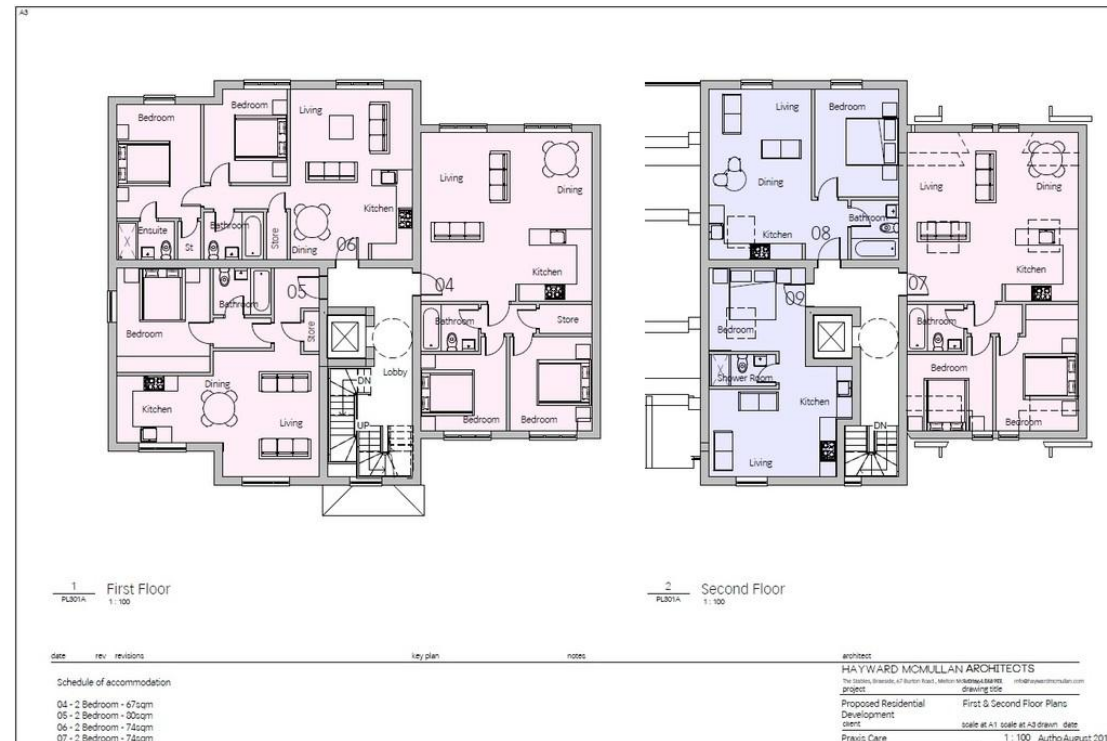
The historical town of Melton Mowbray lies within Leicestershire, approximately 19 miles (31 km) north-east of Leicester, and 20 miles (32 km) south-east of Nottingham. The site is located just a short distance from the vibrant town centre, which offers a range of amenities including shops, cafes, leisure centre, schools and a train station.

Planning permission has been granted for the demolition of the existing bungalow to allow for the erection of an apartment block to consist of 9 apartments along with parking and external space.

The plans have the 9 apartments laid out over the ground, first and second floors with the proposed floor areas below:

- 01 - 2 Bedroom - 67sqm
- 02 - 2 Bedroom - 80sqm
- 03 - 2 Bedroom - 74sqm
- 04 - 2 Bedroom - 67sqm
- 05 - 2 Bedroom - 80sqm
- 06 - 2 Bedroom - 74sqm
- 07 - 2 Bedroom - 74sqm
- 08 - 1 Bedroom - 47sqm
- 09 - Studio - 36sqm

Full planning details can be found on Melton Borough Council website, planning reference: 20/01088/OUT





Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Electricity supply: yes

Water supply: yes

Sewerage: yes

Heating: gas available but disconnected and meter removed

(Purchasers are advised to satisfy themselves as to their suitability).

Local Authority: Melton

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA15012024

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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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