

# Dalby Road

Melton Mowbray, LE13 0BH

John German



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Guide Price £450,000

**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.

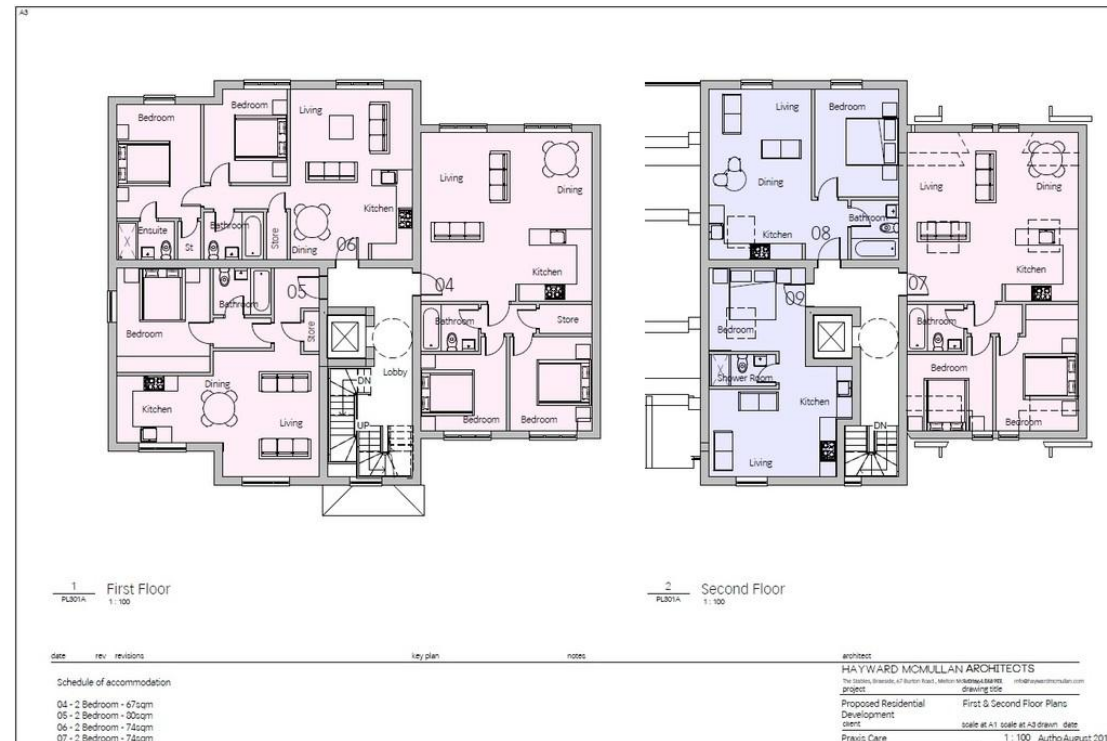
The plans have the 9 apartments laid out over the ground, first and second floors with the proposed floor areas below:

- |                        |                        |                        |
|------------------------|------------------------|------------------------|
| 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

20/01088/OUT Demolition of bungalow and erection of apartment block to create 9 apartments outline application with all matters reserved at 66 Dalby Road, Melton Mowbray Appeal Ref: APP/Y2430/W/22/3310220 66 Dalby Road, Melton Mowbray LE13 0BH • The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission. • The appeal is made by Mr David Sutherland of Praxis Care against the decision of Melton Borough Council. • The application Ref 20/01088/OUT, dated 11 September 2020, was refused by notice dated 27 May 2022. • The development proposed is demolition of bungalow and erection of apartment block to create 9 apartments. Decision 1. The appeal is allowed and planning permission is granted for demolition of bungalow and erection of apartment block to create 9 apartments at 66 Dalby Road, Melton Mowbray, LE13 0BH in accordance with the terms of the application, Ref 20/01088/OUT, dated 9 September 2020, subject to the conditions set out in the attached schedule.

Financial Implications: No developer contributions secured through S106 are necessary.





**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA15012024

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