



## 82 & 84 Main Street

Asfordby, Melton Mowbray, LE14 3SA

### Development opportunity - Asfordby

Freehold sale with vacant position:  
**£455,000**

**0.14 Acres**  
(0.06 Hectares)

- Development opportunity STTP
- Mixed use plot hosting separate residential & commercial premises
- Extension/New build potential development opportunity to the rear outbuildings and Courtyard
- 0.14 acres plot with communal driveway and courtyard

# 82 & 84 Main Street, Asfordby, Melton Mowbray, LE14 3SA

## Summary

<b>Available Size</b>	0.14 Acres
<b>Price</b>	Offers from £455,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 82, Main Street	2,161	200.76	Available
Building - 84, Main Street	1,291	119.94	Available
<b>Total</b>	<b>3,452</b>	<b>320.70</b>	

## Description

82 & 84 Main Street is a mixed use plot with a separate commercial operation and residential dwelling, The properties share a driveway along with a tarmaced courtyard for parking.

84 Main St is an end terrace house offering open plan living to the ground floor and 3 double bedrooms to the first floor, each with fitted storage plus a family bathroom featuring his and hers washbasins and a large central bathtub plus a walk-in shower. PVC double glazing has been fitted throughout along with double patio doors which lead out towards the courtyard. Gas central heating is installed. The rear outbuildings could be utilized as an annexe or a separate property with a development footprint of circa 790 sq ft.

82 Main St is formerly a school but currently a detached commercial retail unit operating as a butcher's shop with vaulted ceiling. The unit totals 2,152 sq ft and includes an external toilet and storage block. The property has 3 operational sections, a front sales area with great on street visibility, central prep area with a large walk in fridge and a rear garage that holds 2 vehicles.

Subject to planning permission there is potential for extending the existing or redevelopment of the site.

## Location

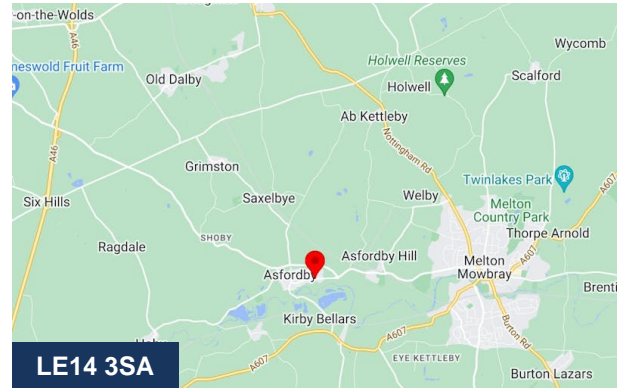
Asfordby boasts a variety of local amenities, including a comprehensive selection of shops, a primary school and a public house. The village enjoys a strategic location, providing quick access to Melton Mowbray, Loughborough, and Leicester.

## Terms

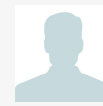
Freehold for sale to include 82 & 84 Main St, Asfordby, Melton Mowbray, LE14 3SA

## Services

We are advised that main services are connected to the property. These services have not been inspected or tested by the agent



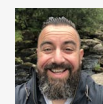
## Viewing & Further Information



### Luke Owen

07542 782605 | 01664 431330

Luke@pandfcommercial.com



### Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com



### Keith Pepperdine

01664 431330

keith@pandfcommercial.com