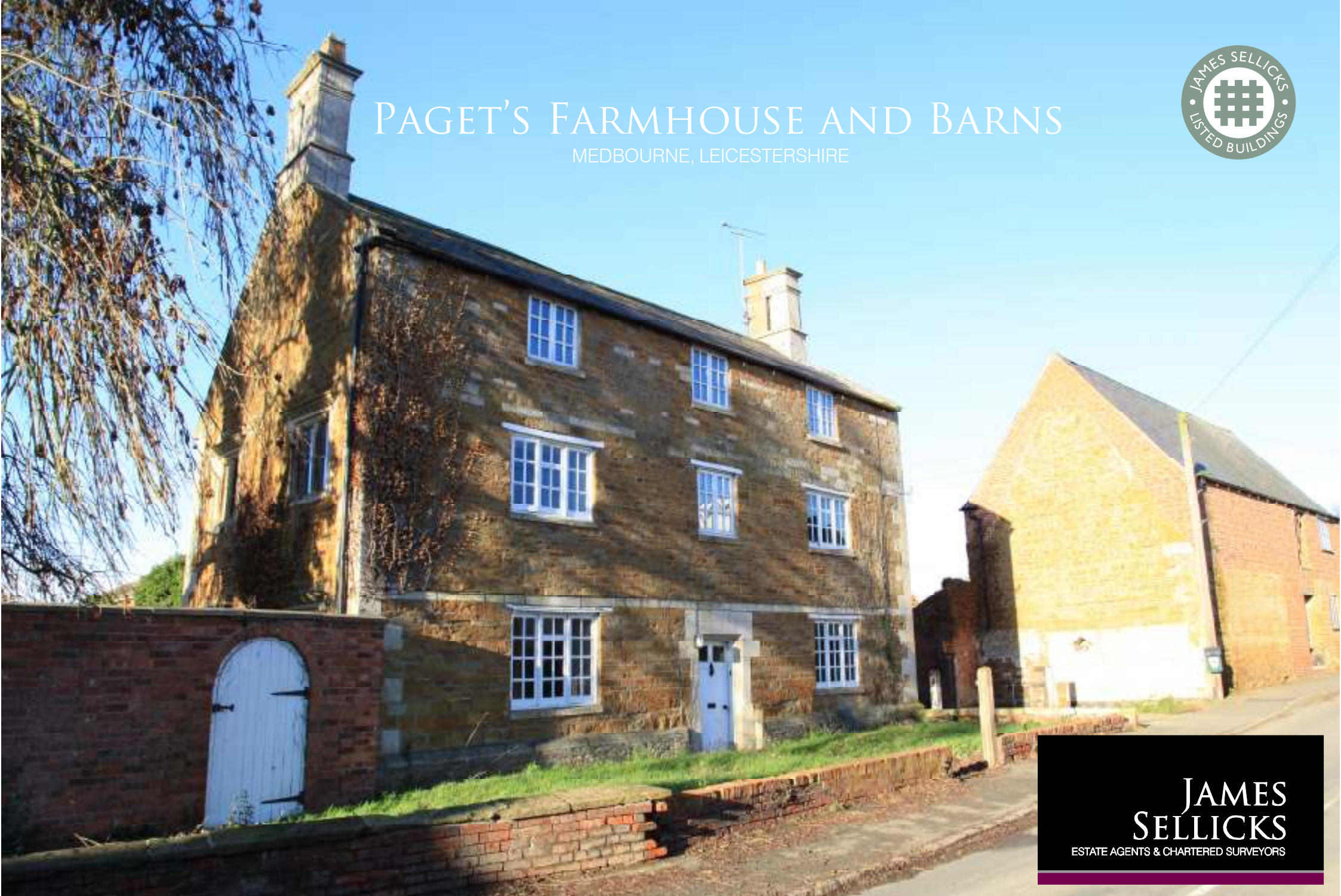


PAGET'S FARMHOUSE AND BARN

MEDBOURNE, LEICESTERSHIRE



**JAMES
SELICKS**
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VIEW TO THE REAR



Market Harborough 7 miles | Oakham 14 miles | Uppingham 7 miles | Leicester 19 miles

Paget's Farmhouse and Barns

36 Main Street, Medbourne
Leicestershire LE16 8DT

GUIDE PRICE: £950,000

Method of Sale: Informal Tender with expressions of interest to be received on the enclosed tender form on or before 12 noon, Friday the 19th February 2016.

An exceptionally rare opportunity to acquire a development site consisting of a Grade II Listed, three-storey stone farmhouse, a red brick barn, a stone and brick barn fronting Main Street with gardens, paddock and consent for new build garaging. An additional paddock extending to approximately 1.7 acres is available to buy by separate negotiation.

PAGET'S FARMHOUSE

This handsome brick and stone farmhouse is traditionally constructed in coarsed Ironstone with Ashlar quoins and chimneys, all under a pitched Welsh slate roof. The accommodation extending to approximately 2700 Sq. Ft is particularly well arranged with the potential to create a wonderful family home following the restoration. The consented scheme provides garaging in a new build block and pleasant, private, part walled gardens to the north.

BARN ONE

A substantial stone and brick barn. The consented scheme provides approximately 2505 Sq. Ft of accommodation plus the potential to provide further accommodation on the lower ground floor, subject to the necessary consents. Garaging is also provided to the rear of the site.

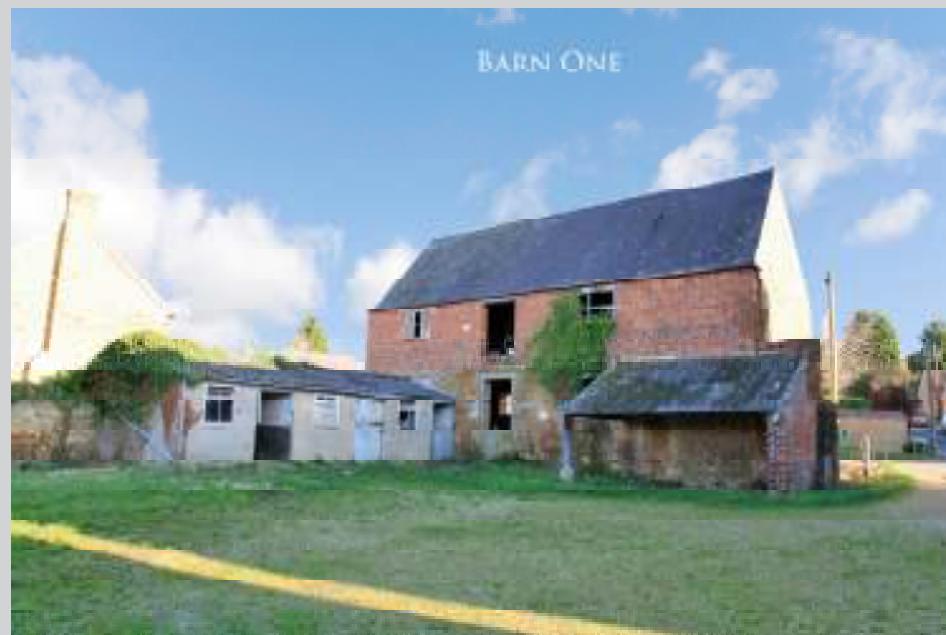
BARN TWO

A red brick barn with potential to create a very attractive, versatile barn conversion either as a separate dwelling or alternatively as an annexe to the farmhouse. The consented scheme provides a property of approximately 1801 Sq. Ft or thereabouts, subject to survey. The garaging provision is provided in a new build block opposite.

OUTSIDE

Access to the site is provided by a driveway retained by the Vendor (unless acquired) to provide access to retained land and marked in black and white on the site plan. All necessary rights of access to the subject site will be provided for. There is a paddock to the rear of the site extending to approximately 0.4 acres which can be allocated as considered appropriate. An additional paddock of approximately 1.7 acres may be available for rent or buy by a separate negotiation, subject to a development uplift provision.

Although the consented scheme provides for three separate dwelling houses, the site is considered particularly suitable for buyers wanting a fine period house with attractive ancillary accommodation and buildings.





LOCATION

Medbourne is, by many, considered to be one of the most sought after south east Leicestershire villages, complete with a popular public house, village shop, tea rooms, restaurant, active village church and well renowned sporting facilities with playing fields and tennis courts and club house. For a wider range of amenities the market town of Market Harborough lies approximately seven miles to the west providing an extensive range of shopping and leisure conveniences. Market Harborough also boasts a mainline rail link to London St Pancras taking just over an hour.

SCHOOLING

Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within a forty minute car journey.

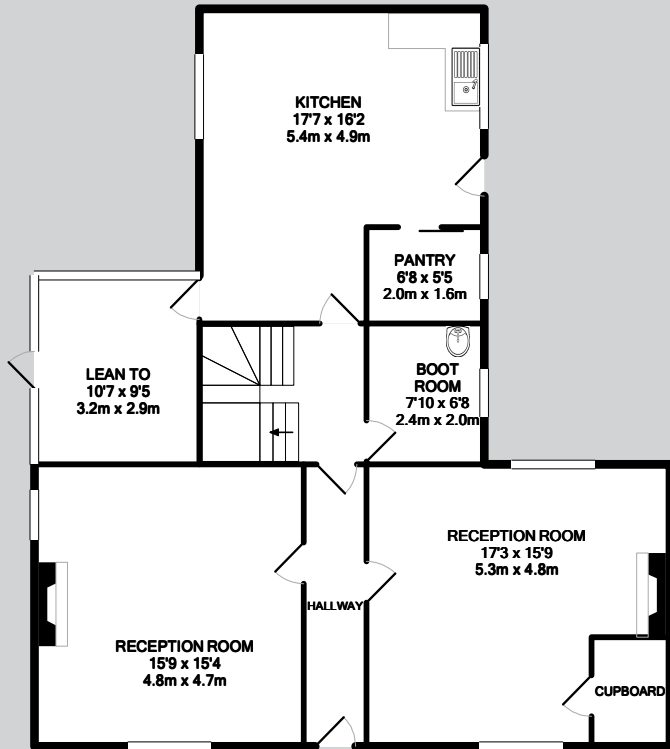
Note: a Purchaser's Pack is available on request, which includes the following information:

- Planning Consent dated 9th October 2015
Application No. 15/01026/FULL
- Listed Building Consent dated 9th October 2015
Application No. 15/01027/LBC
- Building Survey relating to Paget's Farmhouse which will be assigned to the Purchaser upon completion
- Location Plan
- Proposed Site Plan
- Barn 1 Proposed Plans and Elevations
- Barn 2 Proposed Plans and Elevations
- Map of site
- Tender Document

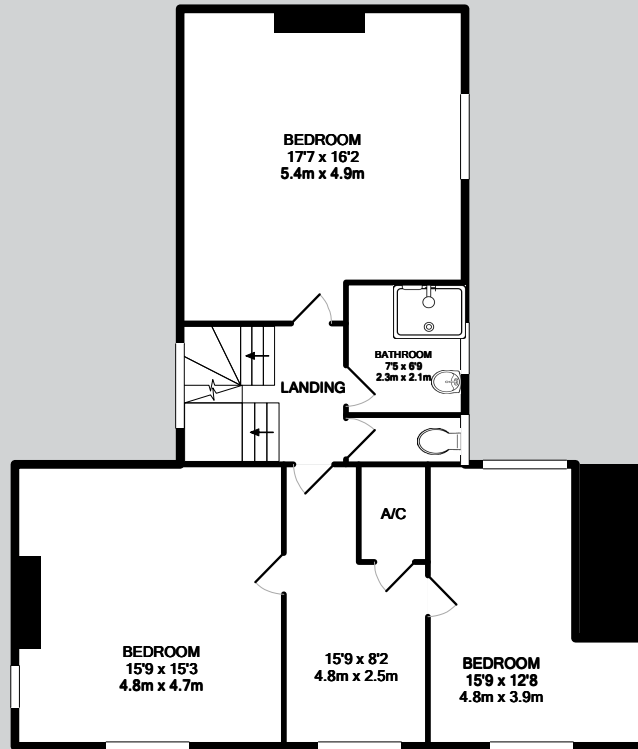
DIRECTIONAL NOTE

From the centre of Market Harborough travel via the B664 towards Medbourne and Uppingham. Upon entering the village of Weston By Welland, continue through the village as signposted to Ashley. Bear left onto Ashley Road as signposted to Medbourne. Bear left past the Nevil Arms public house onto Main Street where Paget's Farmhouse may be seen on left hand side as identified by our for sale board.

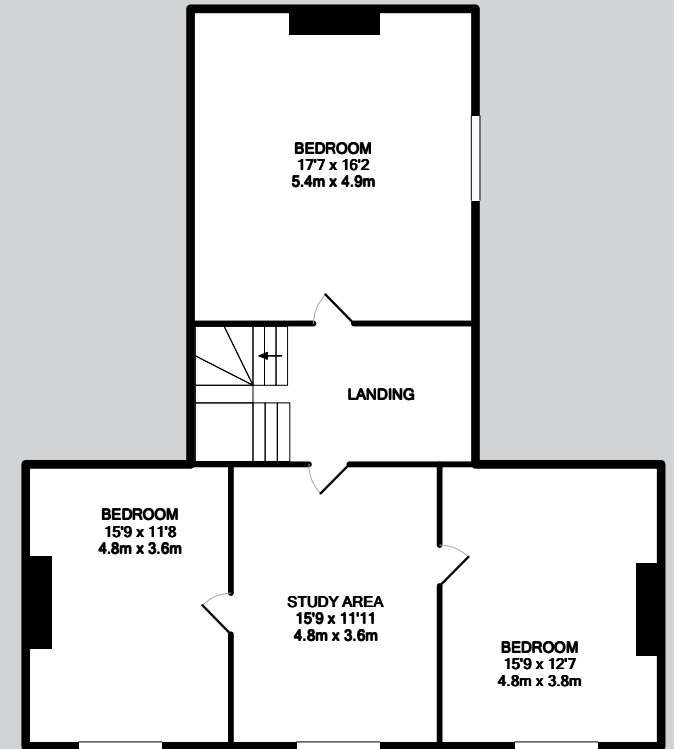
**Current configuration of Paget's Farmhouse,
36 Main Street, Medbourne, Leicestershire LE16 8DT**
Total approx. internal floor area = 275 Sq. M / 2697 Sq. Ft
Measurements are approximate. Not to scale. Illustrative purposes only.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

