ASHBY FOLVILLE
BARNES & STABLES, PASTURE LANE, LE14 2TT

Guide price:
£399,950

A superb complex of barn and stables situated in an idyllic rural location to the south of Melton Mowbray amongst beautiful countryside.

Planning Permission granted for conversion into two luxury dwellings set around a courtyard, one being two storeys and the other single storey.

Viewing is strictly by appointment with the sole agents.
Tel: 01664 410166
www.shoulers.co.uk
A superb and highly unique development opportunity comprising a two storey barn and single storey stables with full planning permission for conversion into two luxury dwellings. The site is situated in a delightful rural setting between Ashby Folville and Great Dalby to the South of Melton Mowbray and has its own gated entrance driveway.
PLANNING PERMISSION: was granted by Melton Borough Council on 17th August 2016 for the conversion of existing barns into two dwellings, Ref: 16/00435/FUL. A copy of the planning permission and associated plans is available from our office or alternatively via the MBC planning website.

VIEWING: By appointment with agents.

NOTE: The current owner’s house has a private sewage system situated on part of the site which will need to remain.

SERVICES: Mains electricity and water are available close by, drainage will need to be to a private system, and there is no mains gas.

DIRECTIONS: Leave Melton Mowbray via Dalby Road and continue through the village of Great Dalby, after passing ‘The Royal Oak’ turn right and then next left. After several miles take the second turning right, signposted to Gaddesby, the site will be found eventually on the right hand side.

LOCATION: Ashby Pastures Barns are situated on Pasture Lane, which is located between the three villages of Ashby Folville, Gaddesby and Great Dalby. The desirable setting is amongst rural open countryside and several spinneys, in the heart of Hunting Country, yet is only a few minutes’ drive from the market town of Melton Mowbray and also within easy reach of Leicester, Market Harborough and Peterborough. All 3 local villages have a public house and two offer a Primary School.