

# DEVELOPMENT OPPORTUNITY

RED BARN, CRANOE, MARKET HARBOROUGH



**JAMES  
SELICKS**

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## Development Opportunity at Red Barn

Off School Lane, Cranoe  
Market Harborough LE16 7SP

FOR SALE BY INFORMAL TENDER  
AT A GUIDE PRICE OF £350,000

A rare opportunity to acquire a barn with uninterrupted countryside views with planning consent granted for conversion into a residential dwelling.

Barn with planning consent | Prime village location | Three reception rooms | Study | Utility/boot room | Two downstairs WCs | Four double bedrooms | Four en-suites | Rolling countryside views |

### ACCOMMODATION

Red Barn represents an increasingly rare opportunity to acquire a barn in a quiet location with sensational countryside views with planning consent for a two storey residential dwelling with extension and provisions for alterations to the vehicular access and landscaping to the site.

The proposed scheme takes best advantage of an elevated position and is arranged over two floors with gross internal floor area of approximately 2611 Sq. Ft with a single storey addition and a garage of approximately 380 Sq. Ft.

The proposed scheme provides a dramatic entrance hall with a full height glazed panel bringing light into a vaulted dining hall. A large living kitchen has tremendous views to the south and west and access to terraced areas for entertaining. The ground floor is completed by a sitting room, small study, laundry and boots room, whilst the first floor offers four double bedrooms all with en-suite bathrooms.

### OUTSIDE

Red Barn is accessed off School Lane, the consent providing an attractive hard landscaping proposal, ample car parking and generous garaging on a plot which extends to approximately 0.5 acres with post and rail fencing.

### PLANNING PERMISSION

A purchaser's pack is available upon request which contains a tender form. For all planning documents visit [www.harborough.gov.uk](http://www.harborough.gov.uk). Planning reference 17/01136/FUL.

### INFORMAL TENDER

The property is offered for sale by informal tender. Tenders are to be received by 12noon Friday 13<sup>th</sup> October 2017 at our office: James Sellicks Estate Agents, 13 Church Street, Market Harborough LE16 7AA. All envelopes are to be clearly marked "Informal Tender – Red Barn, Cranoe".

### LOCATION

Cranoe is a small rural Welland Valley village within the parish of St Michael's Church. The area is very well served by popular schooling at junior and secondary level both in the state and private sector, with the nearby village of Hallaton offering a primary school which is particularly well regarded. Local amenities can be found at the nearby villages of Hallaton and Medbourne. Cranoe is conveniently situated for the market towns at Market Harborough, Oakham and Uppingham, with the regional centre at Leicester to the north.

### DIRECTIONAL NOTE

Proceed out of Market Harborough in a northerly direction. At the first roundabout take the B6049 heading to Melton Mowbray. Upon entering the village of Tur Langton take a right hand turn as signposted to Hallaton. Proceed through the village of Cranoe, with School Lane being located on the left hand side where Red Barn may be identified by our agents for sale board.

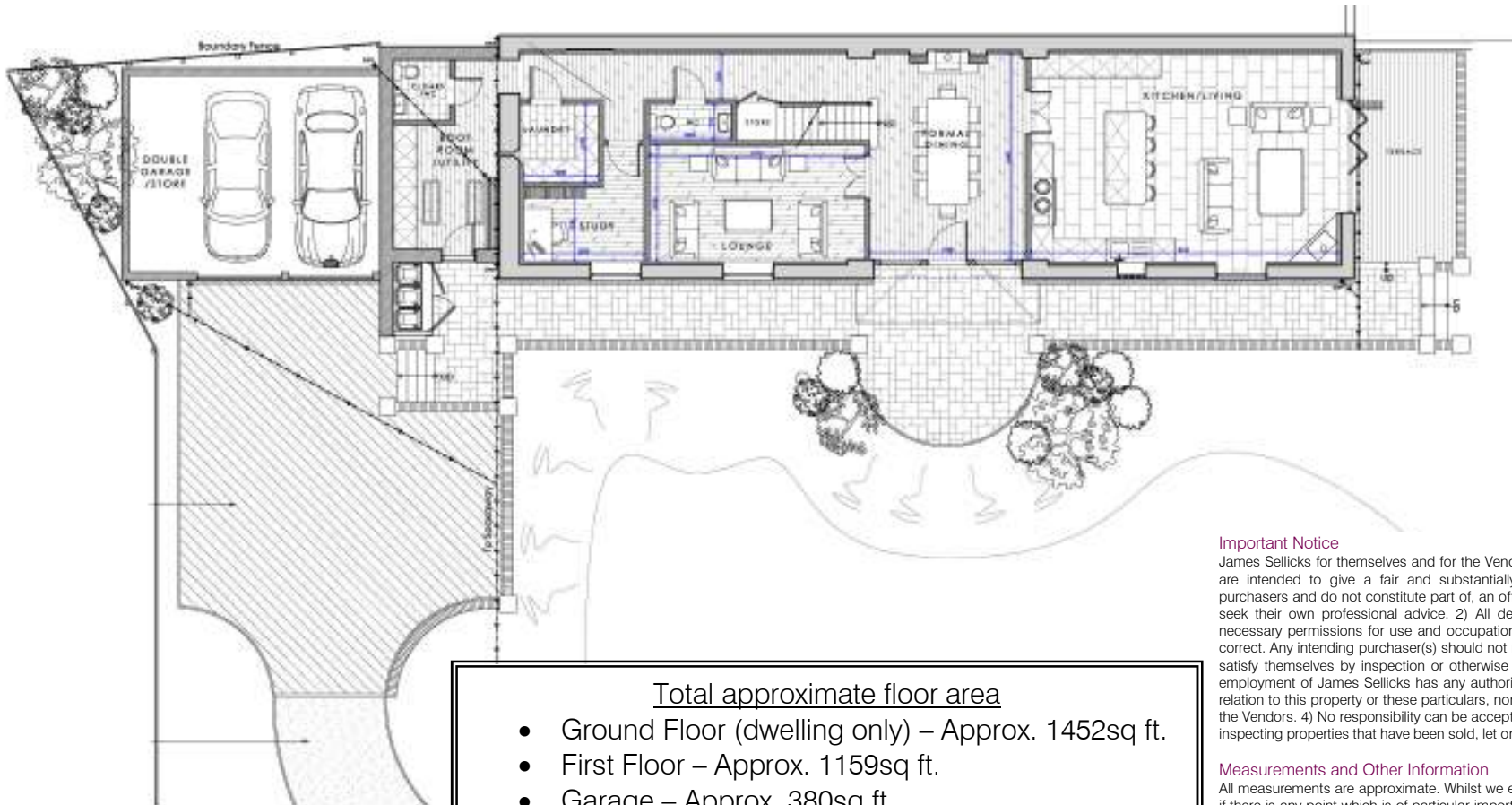




## Proposed First Floor



## Proposed Ground Floor



### Total approximate floor area

- Ground Floor (dwelling only) – Approx. 1452sq ft.
- First Floor – Approx. 1159sq ft.
- Garage – Approx. 380sq ft.

### 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.

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