



DEVELOPMENT SITE - MAIN STREET - SHANGTON



MAIN STREET, SHANGTON, LEICESTERSHIRE. LE8 0PG

An opportunity to purchase a substantial disused barn with planning permission granted for the conversion to create two dwellings as a totality in the region of 9,800 square feet. The property is situated within open countryside with far reaching views across the Welland Valley and situated on the edge of the village of Shangton.

LOCATION

The village of Shangton is an attractive and well-regarded rural village located approximately six miles north of Market Harborough and around ten miles south-east of Leicester, with panoramic views across the Welland Valley landscape. The village is conveniently positioned for access to a range of nearby towns and cities, ensuring that everyday services and wider amenities are always within easy reach. The neighbouring centres of Leicester, Melton Mowbray and Market Harborough provide excellent educational facilities, medical, shopping, leisure and entertainment facilities, from independent boutiques and cafés to larger retail outlets and cultural attractions. For commuters, Market Harborough's mainline railway station offers direct services to London St Pancras International in approximately one hour, making Shangton an appealing location for those seeking a balance between rural living and city accessibility.

DESCRIPTION

25/00034/OUT – Shangton

Outline planning permission granted for two contemporary four-bedroom dwellings in this unspoilt location with views across Leicestershire's finest countryside. The properties would comprise of:

UNIT ONE

Entrance hall with stairs to first floor, Cloakroom. Dining Kitchen, Living room, Pantry, Boot room, Utility room, Office, Galleried landing, Four bedrooms, four ensembles along with two dressing rooms. The property benefits from integral double garage / store and open fronted cart lodge.

UNIT TWO

Entrance hall with stairs to first floor, Cloakroom. Dining Kitchen, Living room, Pantry, Boot room, Utility room, Office, Galleried landing, Four bedrooms, four ensembles along with two dressing rooms. The property benefits from integral double garage / store and open fronted cart lodge

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendors reserve the right to conclude the sale by any means available.

SERVICES

We understand that water is available and electricity is connected to the site. Prospective purchasers should make their own enquiries as to the location and availability of services

LEGALS

Wartnaby Hefford Solicitors - 44 High St, Market Harborough LE16 7AH

Ref Jeremy Wakefield

LOCAL AUTHORITY

Harborough District Council

DIRECTIONAL NOTE

The development site can be found by proceeding from Market Harborough direction along the B6047 Melton Road heading towards Leicester, take a left hand turn into Main Street, Shangton where the property may be found on the left hand side.

What3words ///backpacks.purple.cocktail



Artist's impression

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Make the move

