

A photograph of a farm yard with stone buildings and a dirt path. The scene is captured in warm, golden light, likely during the 'golden hour' of late afternoon. On the left, a stone wall runs along a dirt path. On the right, a large stone building with a gabled roof is visible. In the background, a long, dark-roofed structure, possibly a barn or shed, stretches across the frame. The sky is a pale, hazy orange, and the overall atmosphere is peaceful and rustic.

SOUTHFIELDS FARM YARD

CHURCH LANE, SOMERBY, LEICESTERSHIRE

VILLAGE RESIDENTIAL DEVELOPMENT SITE

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SOUTHFIELDS FARM YARD

CHURCH LANE, SOMERBY, LEICESTERSHIRE

Village Residential Development Site
Guide price £950,000

Residential development opportunity with outline planning permission for 12 units

For sale by private treaty



The Site

This site is approximately 1 acre in size and lies on the southern edge of this pretty Leicestershire village. Church Lane is a no through road leading off the High Street and has a mixture of character stone and brick built houses and barn conversions. The site backs onto open countryside with a southerly aspect and has views over the village and parish church to the front.

Location

The site is located at the end of Church Lane, accessed via High Street in the centre of the village. Somerby is a pretty village situated between the market towns of Melton Mowbray and Oakham, close to the Rutland border and close to the local beauty spot of Burrough Hill. The village offers a good choice of facilities including Primary School, Doctors Surgery, Public House, Shop/Post Office, Church, Chapel and Village Hall.

Planning Permission

was granted by Melton Borough Council on 4/12/2017 Ref. 16/00146/OUT for demolition of livestock buildings and construction of 12 dwellings.

The proposal is for a mixed development including a courtyard of 4 cottages, as well as detached and linked dwellings.

The sellers have agreed to remove the cattle shed which sits to the South of the site. The purchaser may consider changing the layout and type of dwellings to take advantage of the open aspect. The sellers have an alternative site layout, however, this has not been submitted to the planners.

The site will be cleared of all buildings prior to completion. The seller is also prepared to enter into an agreement to allow access over their farmland for construction traffic. This will alleviate traffic through the village and down the narrow Church Lane.

As part of the planning permission a turning area for vehicles must be constructed. 4 public parking spaces for use by visitors to the church must be constructed just inside the site to the right. A public footpath passes through the site, part of which may need to be diverted around proposed dwellings. Full access must be given and retained at all times to Southfields Farm Cottage and a field access must be given to the South East corner of the site.

Services

Mains electricity, water and drainage are available close by.

Viewing

Strictly by appointment with the agents. Please do not enter the site without an appointment; this is a working farm with farm machinery and tractors in operation.







LOCATION

From Melton Mowbray take the A606 towards Oakham and after leaving Burton Lazars take the second right to Leesthorpe. Continue straight on to Pickwell then Somerby turning right, into High Street. Follow the series of bends and after passing the church take the next left into Church Lane, the site will be found at the very end of the lane.



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AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

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