



SCALFORD

BUILDING LAND, FORMER PILGRIMS GARAGE,
KING STREET, LE14 4DW

Guide price:

£185,000

A village centre development site, formerly Pilgrims Garage. Full Planning Permission for 2 detached cottage style dwellings with off road parking. Pretty village location to the north of Melton Mowbray, with a thriving community.

Viewing is strictly by appointment with
the sole agents.

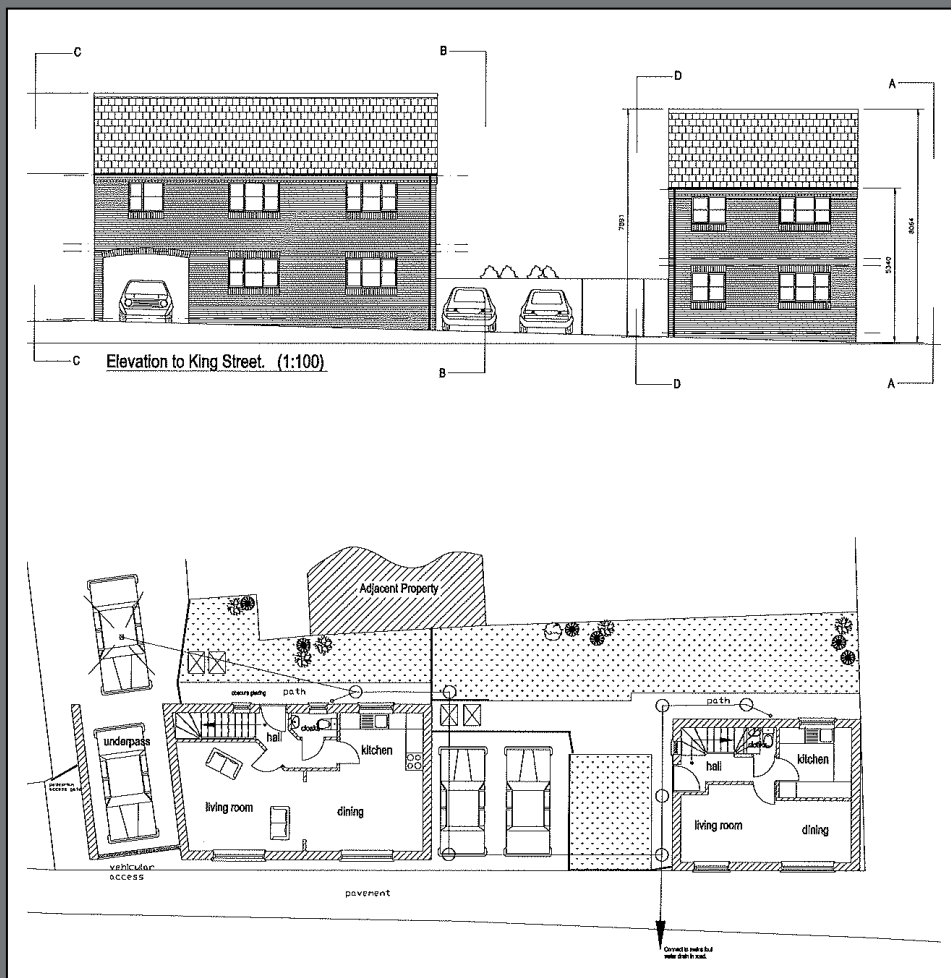
Tel: 01664 410166

www.shoulers.co.uk

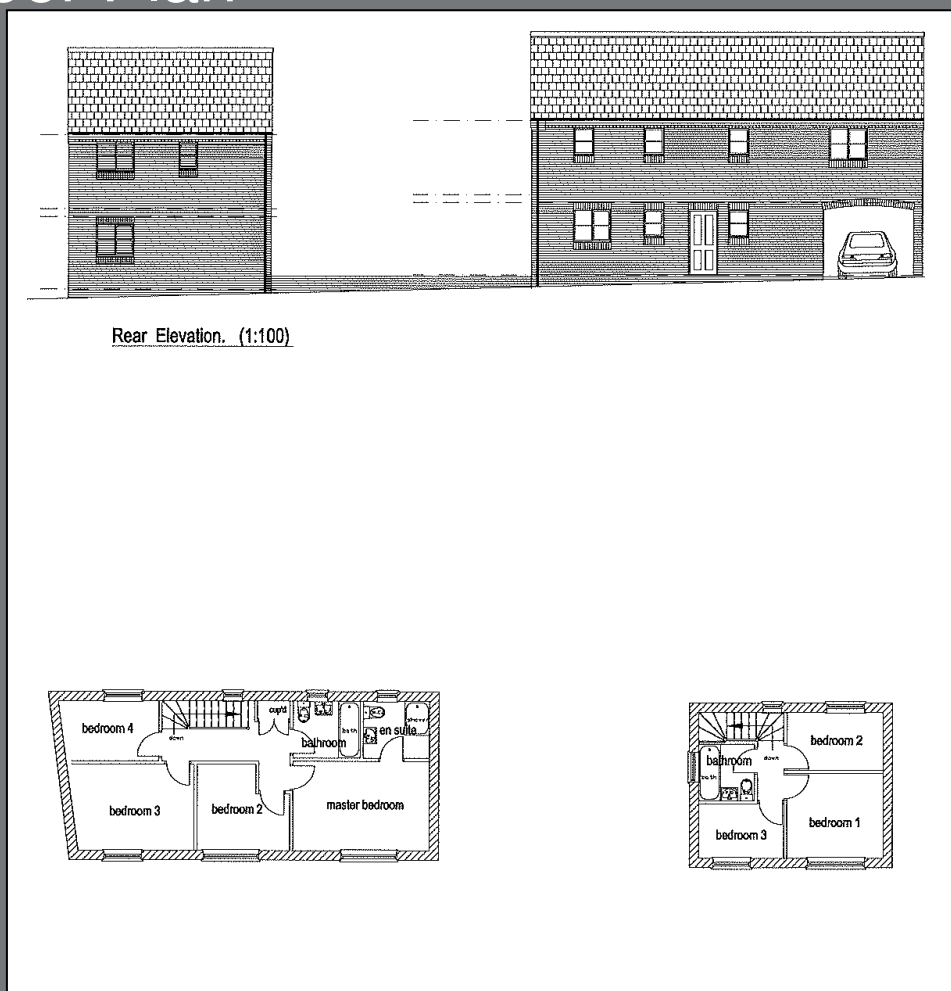
 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Ground Floor Plan



First Floor Plan



Viewing highly recommended



THE PLOT: The site of the former village garage (Pilgrims Garage) located in the centre of the village convenient for the local public house 'The Kings Arms', village Primary School and Village Hall.

PLANNING PERMISSION: Full permission was granted by Melton Borough Council on 16th Feb 2018 (17/00259/FUL) for the erection of two detached dwellings.

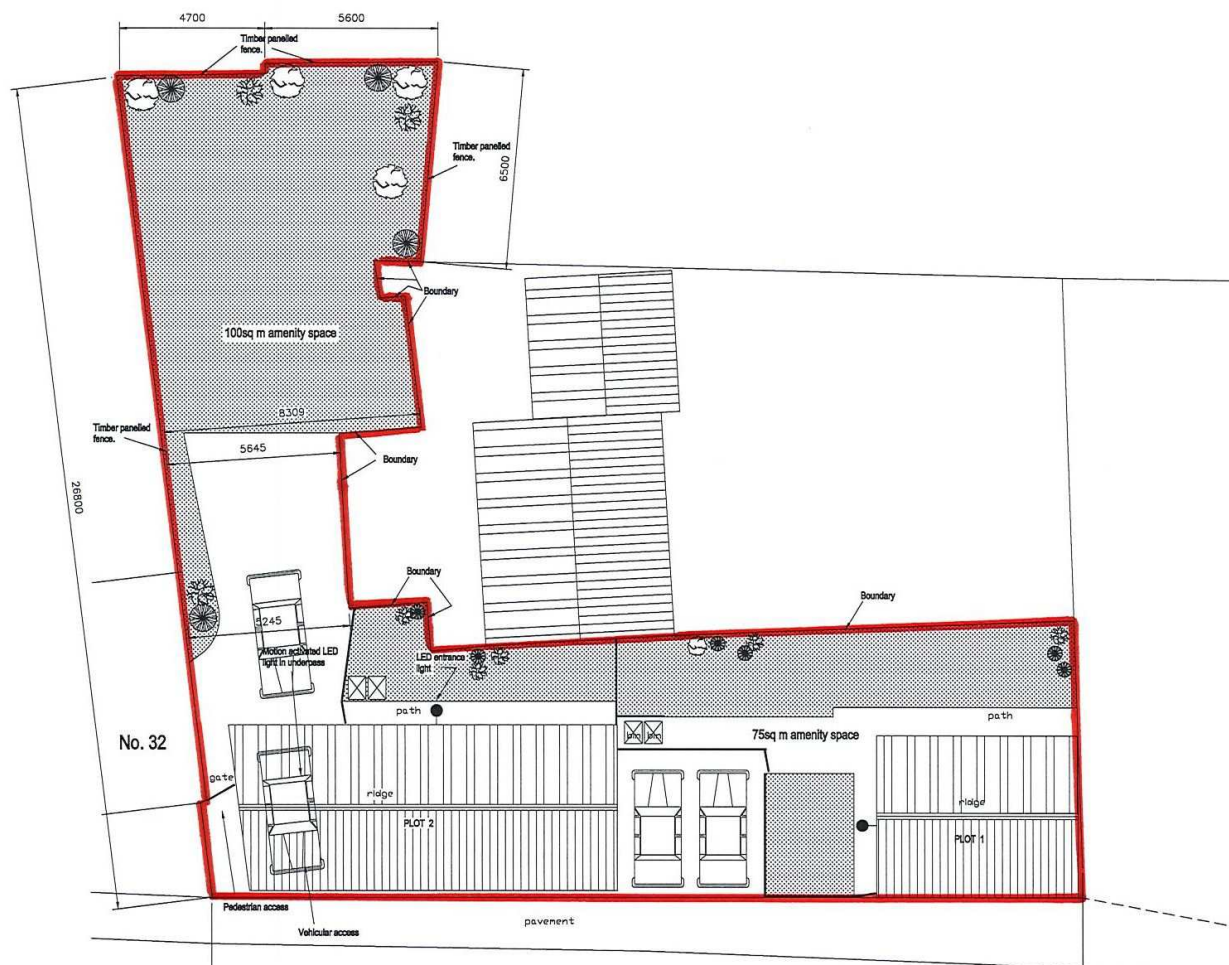
SERVICES: Mains electricity, water and drainage are all available close by.

VIEWING: Viewing on site, no appointment necessary.

DIRECTIONS: Leave Melton Mowbray Scafford Road and upon entering the village bear sharp left into King Street, the site will be found on the right hand side after passing The Kings Arms on the left.

PLEASE NOTE THAT ANY PLANS AND DRAWINGS SHOWN IN THESE PARTICULARS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY.

SITE PLAN



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk

housesales@shoulers.co.uk

lettings@shoulers.co.uk



PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Advisor. References to the Tenure of the property are based on the information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.