



**Meadowcroft Development Melton Road,
Scalford, LE14 4UB**

Guide Price Auction Guide £399,950

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Meadowcroft Development Melton Road Scalford LE14 4UB

Development site offering Class Q consent for two stunning barn conversions.

Meadowcroft Barn Development is located on Melton Road, Scalford. These conversions offer a unique opportunity to create two distinctive local homes that both blend rustic charm with modern living.

The two barns, plot 1 and plot 2, measure 232 m² and 231 m² respectively.

Set back from the road with stunning panoramic views. The site extends to just over 2 acres and each barn will have its own paddock of approximately one acre. The paddocks are indicated in red and blue on the plans.

Artists impressions are included within the marketing brochure but any buyer can put their own stamp on the final layouts / finishes.

Superb opportunity in a highly desirable location.

All plans and drawings are for illustrative purposes only.



**Tenure**

Freehold

Occupancy

Vacant possession upon completion

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page - <https://www.btgeddisonpropertyauctions.com/>

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Note

Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.





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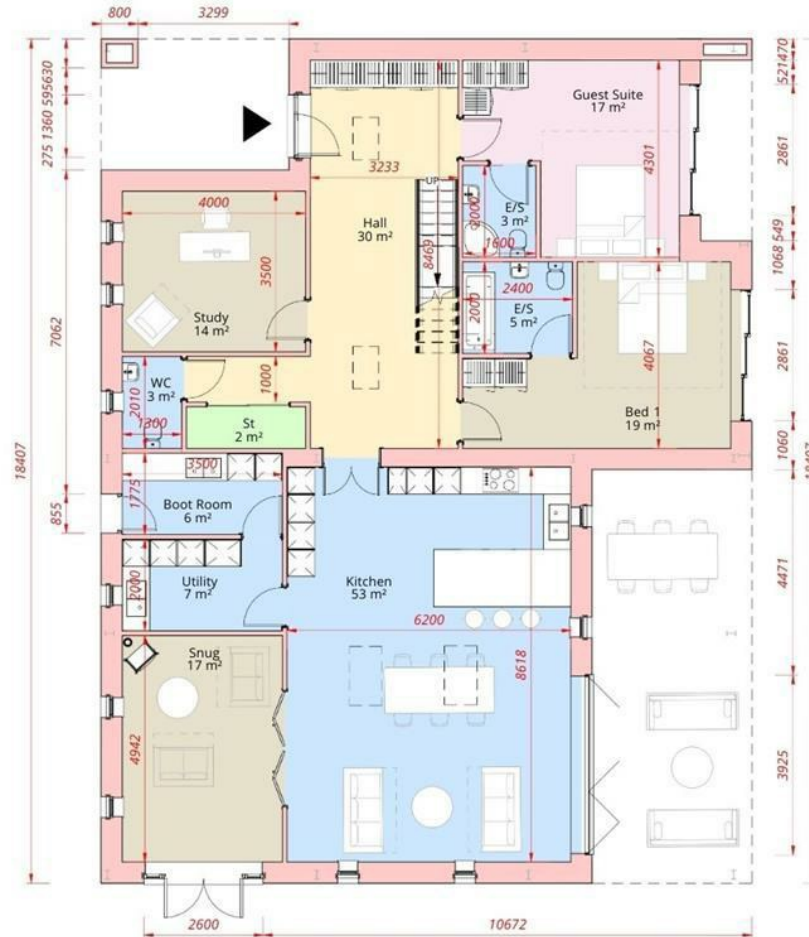
This drawing is to be read in conjunction with all relevant planning and specifications. Do not read it on its own. The figures and dimensions only, all walls and dimensions to be finished or in situ. All floor and structural dimensions are to be brought to the immediate attention of HSSP Architects Ltd. Responsibility cannot be accepted for construction errors, omissions, errors, etc. arising from any misinterpretation of these drawings. The copyright remains the property of HSSP Architects Ltd. From any services provided in this regard, the architect shall be liable for the cost of any services or required approval of this drawing. All work to be to the strict satisfaction of the HSSP or local authority and satisfactory completion or inclusion on these drawings. All measurements and materials to be the type of most appropriate and at least equivalent to the appropriate British Standard code of practice. All structural dimensions and loads to be assumed to include and include on the specific quality shown. All work to be completed. This drawing is to be used in conjunction with all other drawings and specifications and structural engineer's design.

Area Schedule (GIA) Plot 02

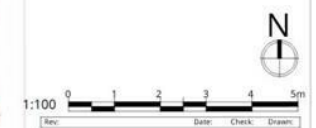
Name	Area (Sqm)	Area (Sqft)
Plot 02 - GFFL	184 m ²	1983 ft ²
Plot 02 - FFFL	47 m ²	507 ft ²
Total Area (Plasterboard Finish):	231 m²	2491 ft²



01_FFFL - Plot 2
1 : 100



00_GFFL - Plot 2
1 : 100



PLANNING

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Project:
Class Q Barn Conversion
Meadowcroft
Melton Road
Scafford
Neil & Freda Rowbotham

Plot 02 Floor Plans

Scale	Drawn	Checked	HC	Date
1:100	CS			Jan 24
Plot No:	8970 - 03 - 0101			

HSSP AL



- 2 x Barn Conversions
- Class Q Consent Granted
- Set in Approximately 2 acres
- Stunning Far Reaching Views
- Consent For 2 Large Barn Conversions With 1 Acre Paddock Each
- Planning Ref- 24/00166/GDOUCU
- Set Back From Road
- Superb Development Opportunity
- EPC Rating: Awaited





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