



**Building Plot Adjacent to 13 High Street,  
Bottesford, Leicestershire, NG13 0AA**

**£150,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Single Building Plot
- Permission Granted January 2026
- Heart Of The Village Location
- Ideal Downsize Project
- Planning Approved For Self Build Bungalow
- Reference No: 24/00815/FUL
- Walking Distance To Local Amenities
- Highly Regarded Vale Of Belvoir Village

An interesting opportunity to purchase a level building plot for one "self build" single storey dwelling located on the southerly side of the High Street within the conservation area of this pretty and well regarded Vale of Belvoir village. Melton Borough Council have granted full planning permission under Reference No: 24/00815/FUL for a self build detached bungalow thoughtfully designed to provide versatile living which, when complete, will extend to just in excess of 1,200 sq.ft.

The property would be ideal for those looking to commission a home for their own occupation, looking to create a manageable single storey dwelling within walking distance of local amenities.

The plot is visible from the roadside but should a physical inspection of the site be required we request that you contact ourselves as the selling agent to arrange access.

### **BOTTESFORD**

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

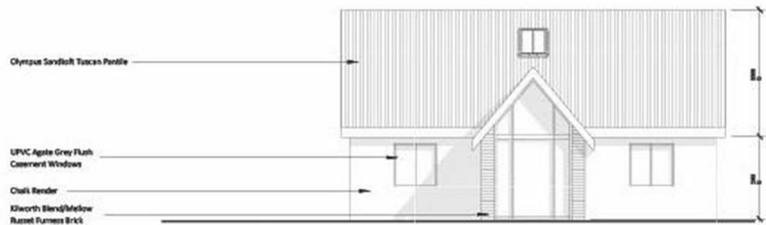
### **PLANNING PERMISSION**

Details can be found on Melton Borough Council's website under planning applications - Ref: 2400815/FUL.

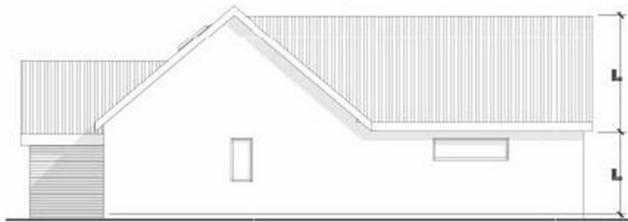
### **ADDITIONAL NOTES**

Please note, the site is on a Possessory Title, not Title Absolute.

Planning is granted for a "self build" single storey dwelling and therefore is for a clients own occupation.



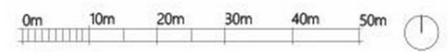
1 Front Elevation  
PL101 1:100



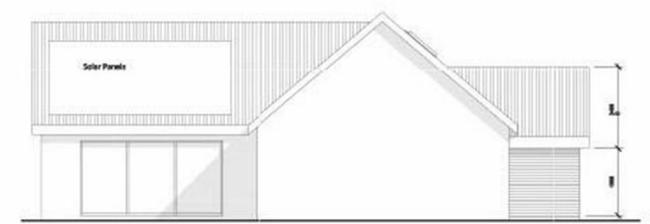
2 Side Elevation One  
PL101 1:100



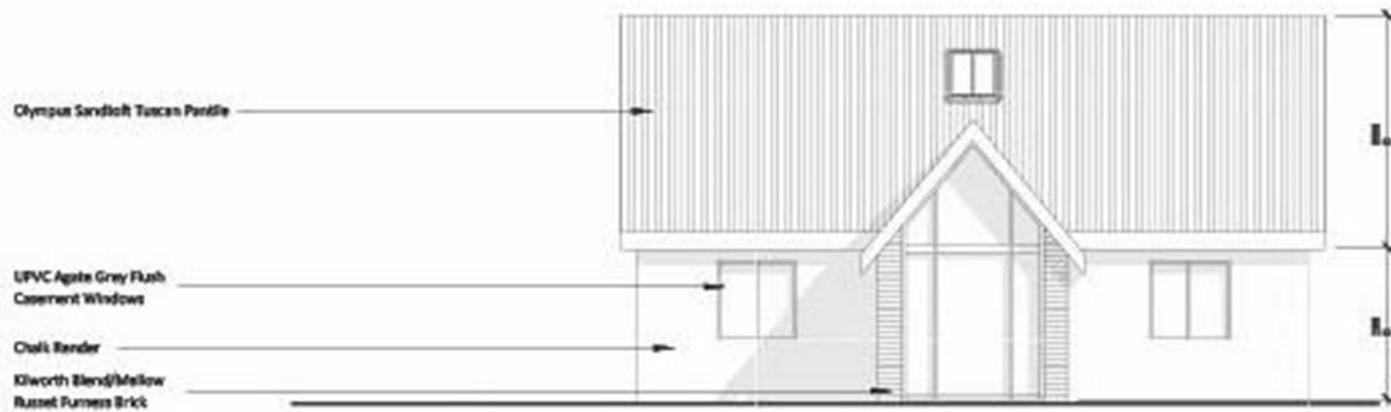
1 Block Plan  
A002 1:500



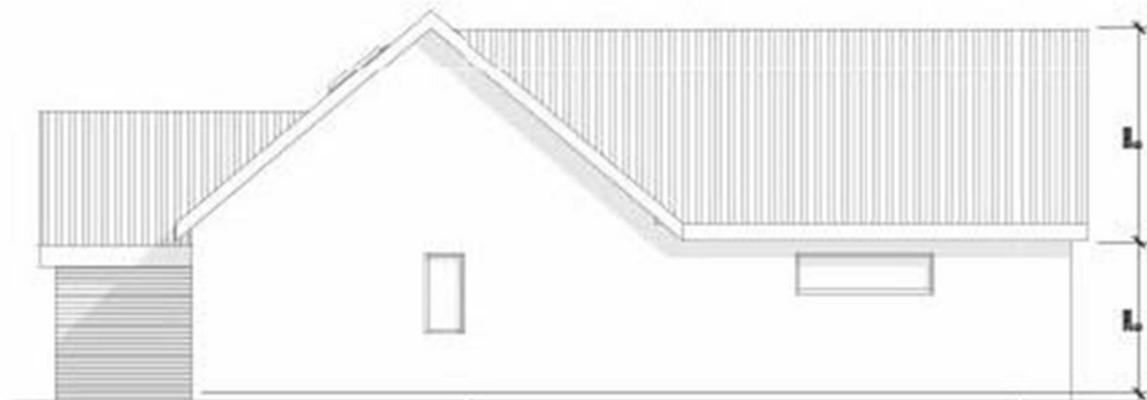
1 Rear Elevation  
PL102 1:100



2 Side Elevation Two  
PL102 1:100



1  
 PL101 Front Elevation  
 1 : 300



2  
 PL101 Side Elevation One  
 1 : 100



PL102

1 Rear Elevation

PL102

2 Side Elevation Two

PL101

2 Side Elevation One

PL101

1 Front Elevation

1 Ground Floor  
PL100  
1 : 100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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