

FOR SALE

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**BUILDING PLOT / BUNGALOW
13 HIGH STREET, BOTTESFORD
LEICESTERSHIRE NG13 0AA**

GUIDE PRICE £280,000

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For full details please visit

<https://pa.melton.gov.uk/online-applications/applicationDetails.do?keyVal=R3UVC9KOGSK00&activeTab=summary>
or
<https://pa.melton.gov.uk/online-applications/> and search for 21/01381/FU

A rare opportunity indeed... a spacious and mature building plot within the heart of this popular Village with permission for a single detached dwelling following the removal of the existing bungalow on a plot that is just under a quarter of an acre.

The proposed development will provide a family dwelling consisting 4 double bedrooms with an en-suite shower room and dressing area to the main bedroom, large living room, open planning living / dining kitchen, cloakroom, utility room and a home office as well as a detached GARAGE.

SITE VISIT

By appointment only; direct with the selling agents.

If you have any questions or require further information regarding this property, please do not hesitate to contact Melanie Blockley at Hammond Property Services on

01949 87 86 85

or e-mail melanie@hammondpropertyservices.com

TENURE

The land is believed to be Freehold.

Bottesford is a sought-after village well equipped with local amenities including primary and secondary schools, a good range of local shops, doctor's surgery, dentist, public house and a restaurant. The village is bypassed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham and from Grantham there is a high-speed train to King's Cross in just over an hour. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester. Less than ten minutes away by car is Bingham Market Place with its range of shops.

DIRECTIONAL NOTE: On leaving our agents office in Bingham proceed out along the A52 to Grantham passing straight on through Elton. Take the first sign posted exit on the left to Bottesford and continue towards the village. On entering the village, continue along Nottingham Road which becomes High Street and the Bungalow will be found on your right hand side, having passed the shopping area within the centre.

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Town and Country Planning Act 1990

APPROVAL OF PLANNING PERMISSION

Name and Address of Applicant Name and Address of Agent (if any)

Part 1 - Particulars of Application

Date of Application Application No.

09.12.21 21/01381/FUL

Particulars and location of development:

Replacement 2 storey dwelling with garage, incorporating demolition of existing bungalow

13 High Street Bottesford NG13 0AA

Part II - Particulars of decision

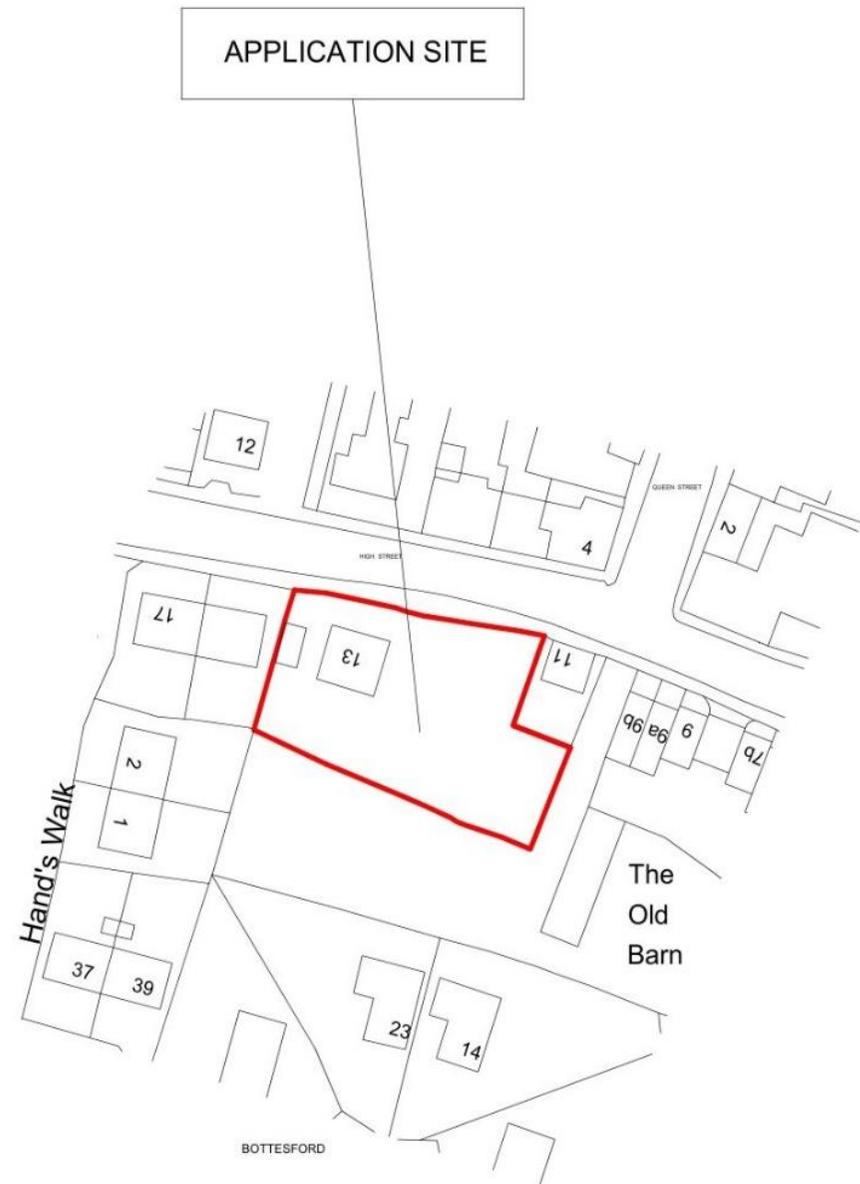
In pursuance of its powers under the Town and Country Planning Act 1990, the Melton Borough Council grants permission for the carrying out of the development referred to in Part 1 hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

21 069 003 Location Plan
received by the Local Planning Authority on 9 December 2021

21 069 001 REV D Plans and Block plan
21 069 002 REV D Elevations
received by the Local Planning Authority on 20 September 2022

21 061 005 REV B Tree Survey
received by the Local Planning Authority on 22 September 2022



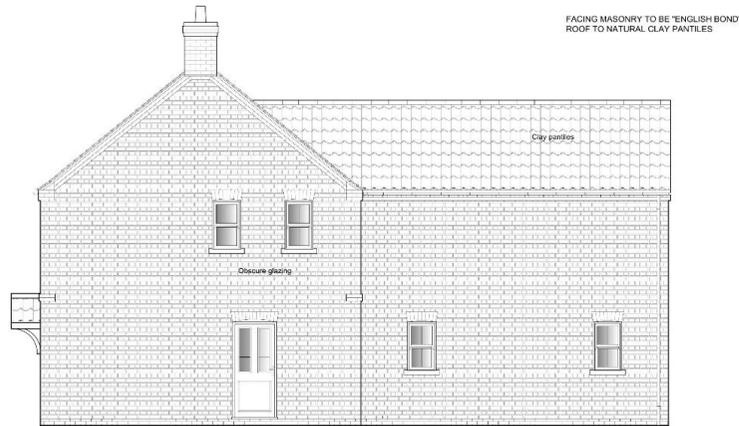
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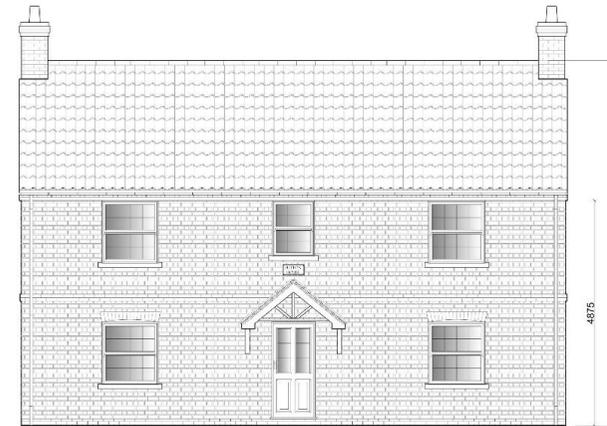
PROPOSED REAR ELEVATION



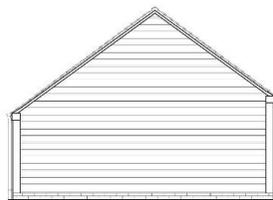
PROPOSED SIDE ELEVATION



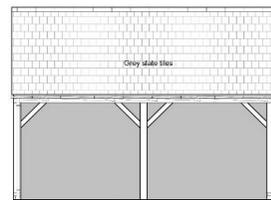
PROPOSED SIDE ELEVATION



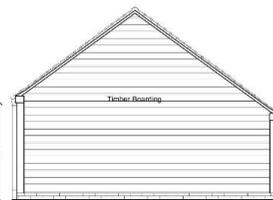
PROPOSED FRONT ELEVATION



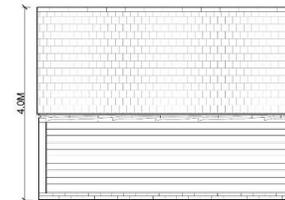
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

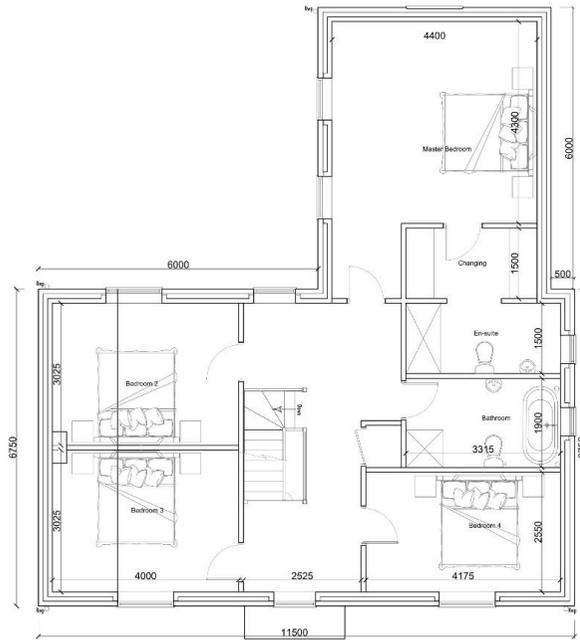


PROPOSED SIDE ELEVATION

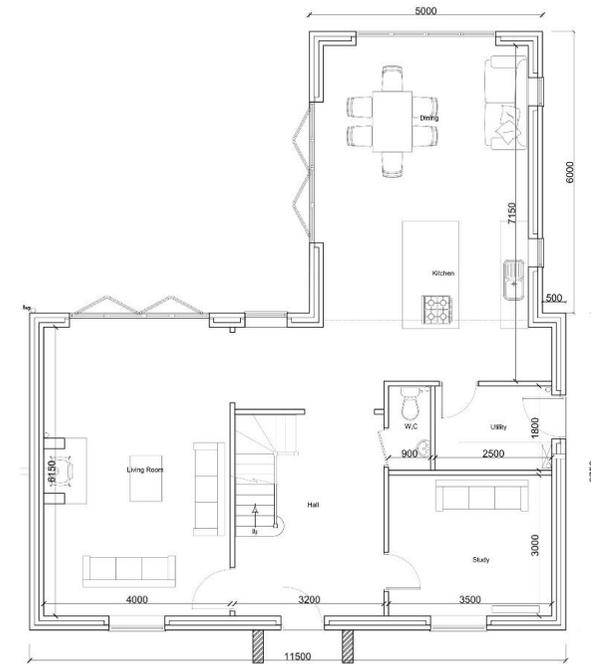


PROPOSED REAR ELEVATION

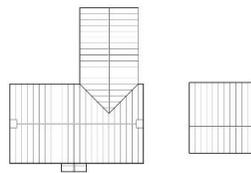
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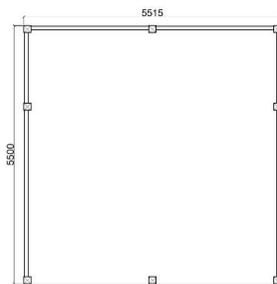
PROPOSED FIRST FLOOR PLAN



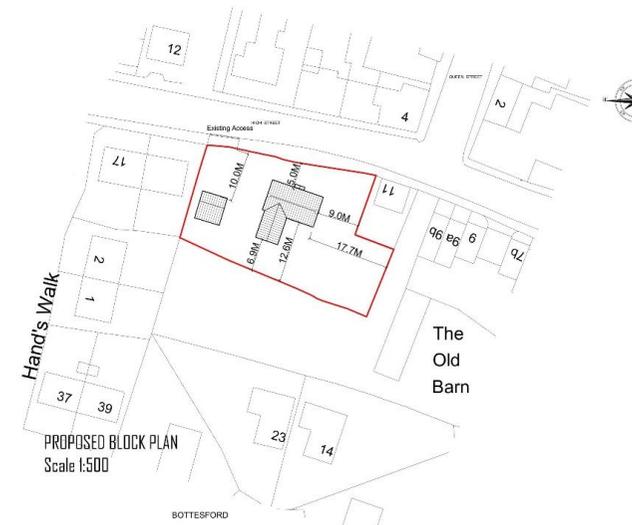
PROPOSED GROUND FLOOR PLAN



ROOF PLANS



PROPOSED CAR PORT SCALE 1:50



PROPOSED BLOCK PLAN
Scale 1:500

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All parties must register their genuine interest by completing this form to enable further conversations to take place.

First Name _____ Surname _____

Company Name (if applicable) _____

Address _____

Post Code _____

Telephone Numbers

Mobile _____ Office _____

Email address _____

Informal offer for the Freehold interest

£

Confirmation of Funding Options

Any more information?

To be returned to [Melanie Blockley](#) within our office at

[11 Market Place, Bingham, Nottingham NG13 8AR](#)

Or by email to melanie@hammondpropertyservices.com