



25 MAIN STREET

BRANSTON, GRANTHAM, NG32 1RU

£1 Per month

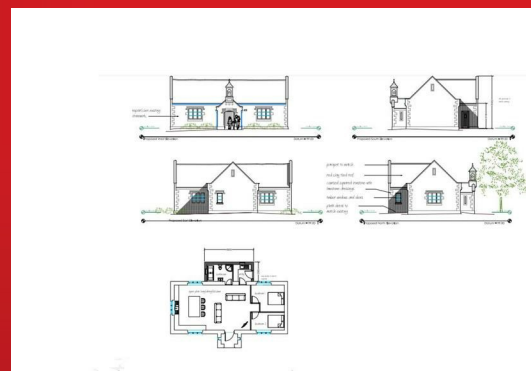
Unfurnished

A fantastic and rare opportunity to renovate and reside in this stunning historic property on a 20 year full repairing and insuring lease located in the sought after village of Branston in the Vale of Belvoir which was once the former school. OFFERED AT £1 PCM FOR THE FIRST 5 YEARS.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

The grade II listed single story building, dated 1843 is constructed from coursed ironstone with limestone dressings sitting under a fishscale tiled roof with stone-coped gables and finials. The building benefits from the original stone mullioned and transom windows with hood mouldings and has a central doorway within a projecting gabled porch with limestone front and loop-holes to sides.

The rear benefits from a small single-storey later brick built extension. Full planning has been granted by Melton Borough Council to convert the building into a two bedroom residence with an open plan living kitchen area to the left hand side and to the right hand side two bedrooms. To the extended area there is planning permitted for a utility and family bathroom. The application reference can be found on www.melton.gov.uk website : Reference 19/01393/COU.

No professional surveys or costings have been prepared, however renovation costs are likely to cost no less than £60,000.

The building is offered on a full repairing and insuring lease for up to a 20 year term with the initial rent being charged at £1 PCM for the first 5 years which will then be increased to £200 PCM from years 5-10. The rent will then be increased to the open market value as of year 10.

The rent will be increased to the equivalent market value at year 10 and the renovation works must be completed within the 5 year term as specified within the contract. The residence is currently not fit for habitation and cannot be lived in whilst renovation works are undertaken.

The current supplies to the property are mains water and electric. The property would benefit from the installation of an oil fired central heating system.

MAIN HALL

Large main hall with vaulted ceiling and original stone mullioned windows which has permitted planning granted to convert to an open plan kitchen/living area with two bedrooms to the far right hand side of the dwelling.

KITCHEN

Currently a kitchen, this room has permitted planning to convert to a utility room.

BATHROOMS

Currently two WC'S, this room has planning permitted to convert into a family bathroom.

OUTSIDE

To the outside the property has large elevated grounds surrounding all sides of the property with an outbuilding to the rear. Planning has been granted to allow for 2 off street parking spaces.

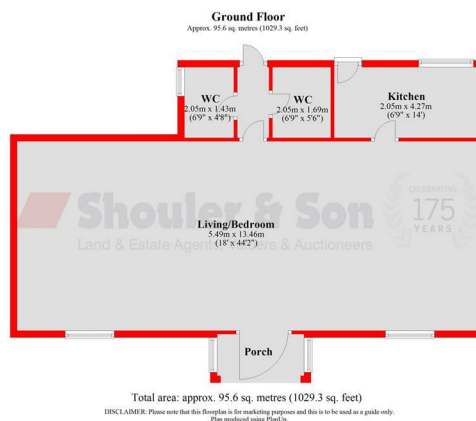
VIEWINGS

Strictly by appointment with Shouler and Sons.



TERMS

RENT:	£1 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
REDRESS:	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/



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EPC: This property
has an Energy
Performance Rating.
A copy is available
upon request.