



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



Site Section _ Line A
1:200



FOR SALE

£875,000 Offers in the
region of

THE GABLES, CHAPEL LANE
SHARNFORD | LE10 3PE

- Large Detached Property
- Detailed Planning Permission for 3 New Dwellings and Renovation and Extension of Existing Property

LOCATION

The Gables is a large, three bed property located in the village of Sharnford. It has excellent transport links, having the A5 less than 3 miles away, and Junction 1 of the M69 motorway less than 5 miles away. The village benefits from an independent village store, a primary school, and two public houses.

DESCRIPTION

The Gables offers a unique opportunity to purchase a character property with the benefit of a detailed planning consent. The Gables comprises approximately 1 acre, including gardens, disused farm yard, and outbuildings.

ACCOMMODATION

The property offers an "oven ready" package, benefiting from a detailed planning consent, with all necessary surveys having been carried out (copies of which can be obtained from the local authority planning portal).

Mains gas and electricity are connected to the property. Interested parties are required to make their own enquiries surrounding the capacity of services local to the site.

SERVICE CHARGE INFORMATION

Detailed planning consent has been achieved for the erection of 3 new dwellings, and alteration and extension to the existing house (Blaby District Council reference number 24/1040/FUL).

EPC

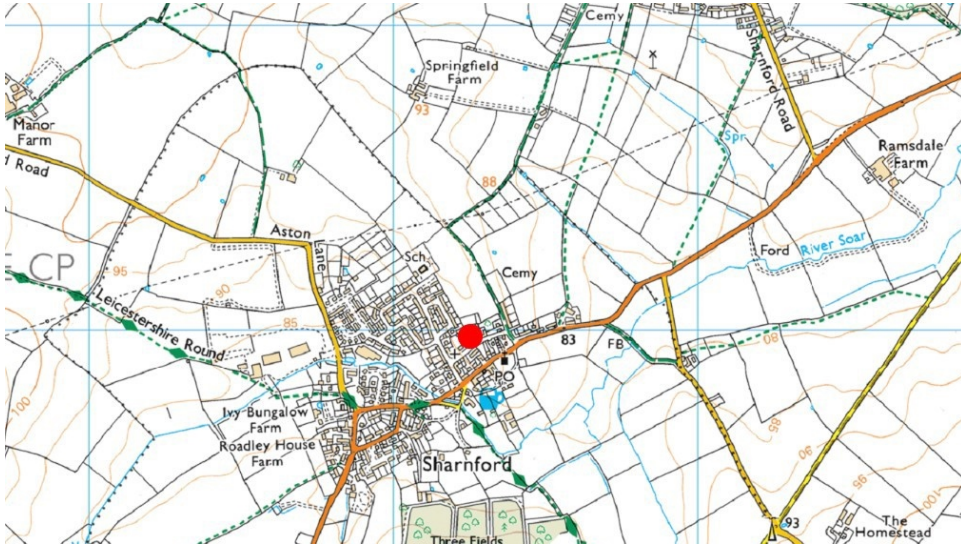
The EPC for the property is available on request.

USE

Viewings are by appointment only.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

