



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



FOR SALE

£450,000 Guide price

LAND AT MANOR ROAD, MANOR ROAD
ULLESTHORPE | LE17 5BN

- Detailed Planning Permission For 3 New Dwellings

LOCATION

The site is located off Manor Road, Ullesthorpe. Ullesthorpe benefits from a range of amenities, including a village shop, primary school, and several public houses. The village also benefits from excellent transport links with access to the A5 Watling Street (and subsequently the M69 and M1 motorways) less than 2 miles from the site.

DESCRIPTION

An exciting opportunity to purchase an attractive residential development opportunity in the heart of Ullesthorpe, benefiting from countryside views.

The site currently comprises a disused farm yard, with a range of dilapidated modern and traditional farm buildings currently in situ, and is accessed via a gate off Manor Road.

For further information please contact either Trevor Wells or Tom Knowles on either 01455 559 030 or trevor@wellsmcfarlane.co.uk/tom@wellsmcfarlane.co.uk.

ACCOMMODATION

Detailed planning consent has been achieved for the demolition of existing barns and the erection of three dwellings including the restoration of an existing barn to form part of one of the dwellings (reference number 24/01182/FUL).

The approved scheme features a Farmhouse style dwelling and two barn conversion style dwellings, in-keeping and sympathetic to the character of the surrounding area.

USE

Viewings to be arranged with the selling agent.

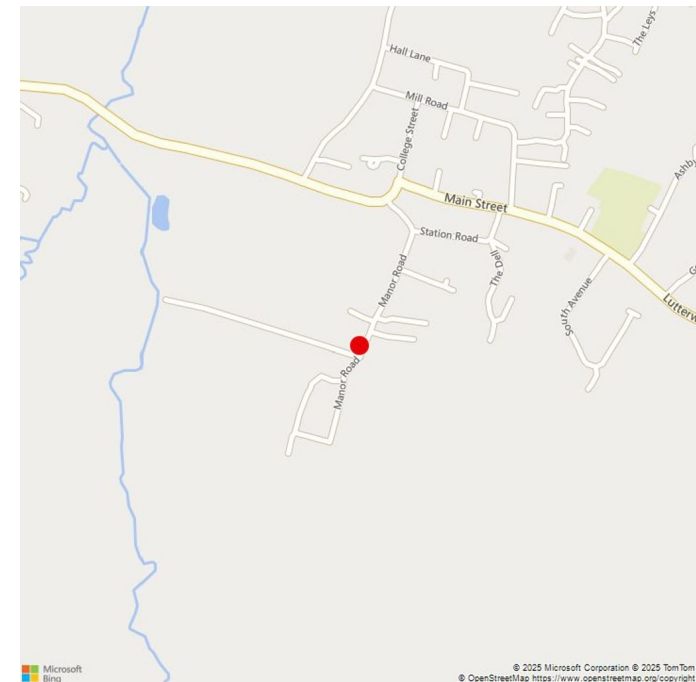
LEGAL COSTS

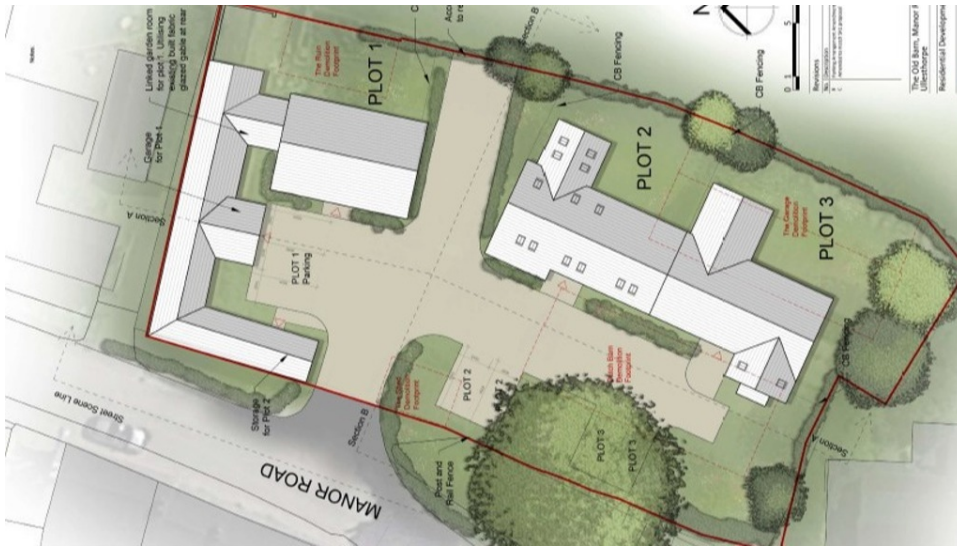
Each party to bear their own Legal Costs.

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