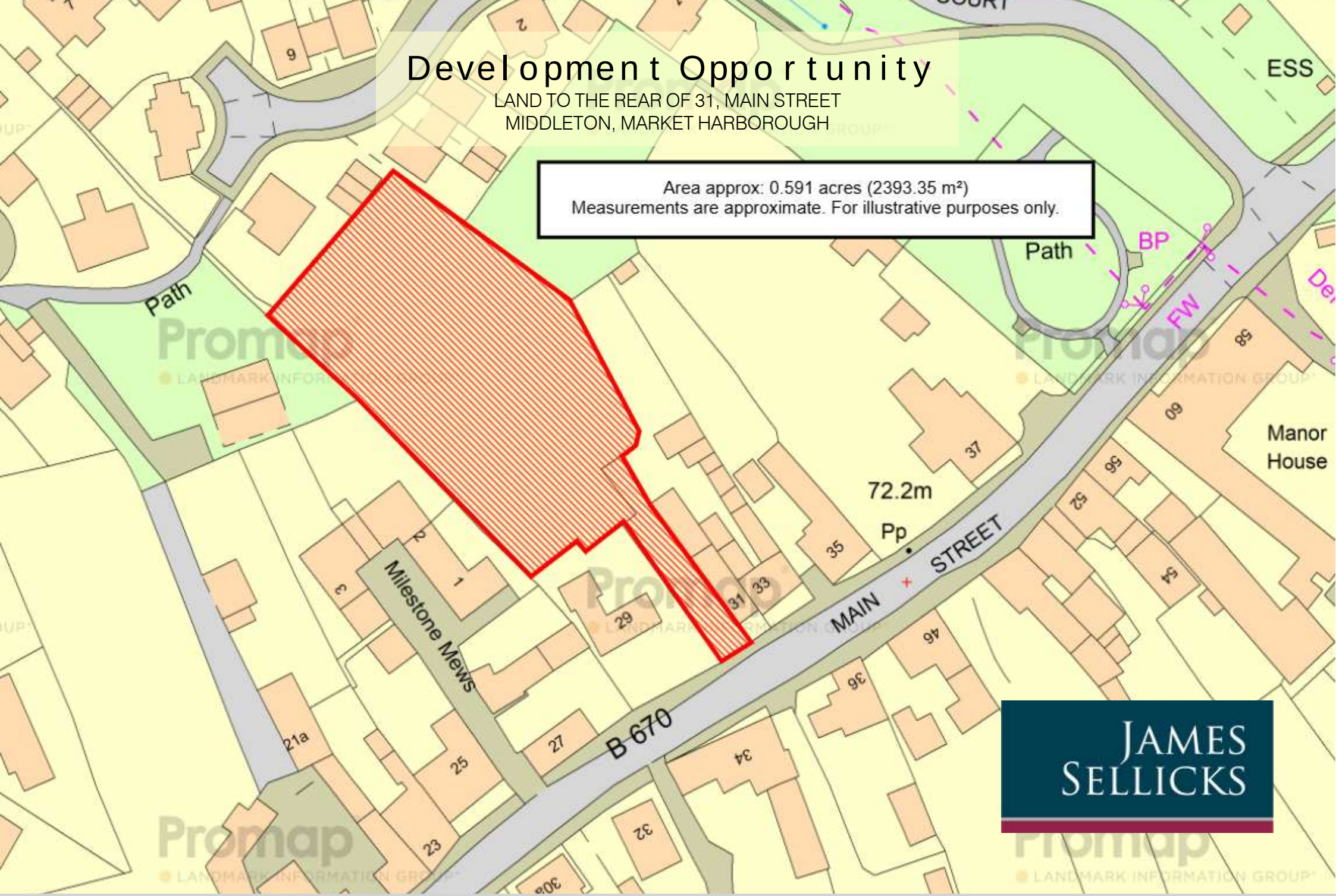
Development Opportunity

LAND TO THE REAR OF 31, MAIN STREET
MIDDLETON, MARKET HARBOROUGH



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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

The Property Ombudsman

An exciting and increasingly rare opportunity to acquire a substantial residential development site extending to approximately 0.591 acres, situated in the heart of the picturesque and highly regarded village of Middleton, near Market Harborough.

Occupying a discreet position set back from Main Street, the site benefits from outline planning permission for residential development, granted on appeal in November 2024, with an illustrative scheme indicating the potential for four dwellings.

Surrounded by established residential properties and enjoying an attractive village setting, the land presents an excellent opportunity for developers and housebuilders to create a thoughtfully designed collection of new homes in a desirable residential location.

Residential development opportunity in the sought-after village of Middleton | Substantial plot extending to approximately 0.591 acres (0.239 hectares) | Outline planning permission granted on appeal in November 2024 | Illustrative proposals for a development of four residential dwellings | Planning appeal reference APP/M2840/W/24/3339033 | Planning application reference NC/23/00152/OUT | Discreet position set back from Main Street | Proposed access from Main Street between Nos. 29 and 31 | Attractive village location with access to Market Harborough and Corby | Excellent opportunity for developers and housebuilders, subject to reserved matters approval | SavNav information: Postcode of the plot is LE16 8YU |

The land occupies a substantial and relatively secluded position to the rear of existing residential properties along Main Street, with established housing surrounding the site. Extending to approximately 0.591 acres, the plot offers an opportunity to deliver a small, bespoke residential development that complements the character and architectural heritage of this attractive Northamptonshire village.

The proposed development would be approached from Main Street via the land between Nos. 29 and 31, leading to the principal development area beyond. The site's enclosed position offers scope to create an attractive residential setting, with the detailed design, layout, scale, landscaping and access arrangements to be determined through subsequent reserved matters applications. Particular consideration will need to be given to the surrounding village character, existing trees and neighbouring properties.

LOCATION

Middleton is a pretty rural village lying eight miles east of Market Harborough. The adjacent village of Cottingham offers a parish church, village shop with café, a public house, a village hall, and an OFSTED rated ‘good’ primary school. Middleton is well placed for access to Market Harborough, Uppingham, Corby and Kettering town centres. The property is close to the van Oppen polo club with its pleasant Safari bar and the Rockingham Wheelers cycling club.

For commuters’ mainline rail can be found (London St Pancras), at Market Harborough, Corby, and Kettering, while major road networks including A14, A1, M1/M6, considered by the UK Logistics sector as The Golden Triangle, are all readily accessible. The historic village of Rockingham is situated at two and half mile’s distance. An abundance of local walks, from the village into the Welland valley, as well as East Carlton Country Park are on the doorstep of the village.

PLEASE NOTE

We as agents do not have information relating to the approximate build costs associated with the construction of the proposed. Prospective purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.

IMPORTANT PLANNING NOTICE

The outline permission requires an application for approval of reserved matters to be made no later than 19 November 2027, with development to commence within two years of approval of the final reserved matters.

The permission also includes pre-commencement conditions, including ecological and archaeological investigations. Purchasers should obtain independent planning advice regarding the outstanding requirements and any subsequent planning decisions.