



Dalby Road, Melton Mowbray  
Offers Over £300,000



Development opportunity with planning permission granted for demolition of existing establishment and construction of nine one and two bedroom flats.

The site is situated to the south of Melton Mowbray occupying a plot of approximately 0.33 acres and a bungalow of c. 2100 square feet. The site is well situated within a desirable location in close proximity to transport links, the railway station, the A607 and A606.

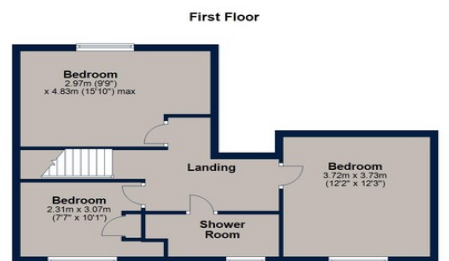
This development opportunity is offered for sale with planning permission granted for the demolition of the existing detached property and construction of nine one and two bedroom flats.

Osprey Property are in receipt of the plans and are happy to offer further details at request.





# Dalby Road, Melton Mowbray



Total area: approx. 208.2 sq. metres (2241.2 sq. feet)  
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by MPhoto Plan produced using Planity.



Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements