



## Development Opportunity, Greetham, Oakham, Rutland LE15 7NL

Development Opportunity -  
Rutland Village  
5 Residential Dwellings

Price £675,000

Full Planning Consent

- Development Opportunity with Full Planning Consent
- Circa 8,071 Sq Ft in 5 separate Dwellings
- Comprehensive Information Pack available
- 7 miles from Oakham 2 miles to the A1
- Picturesque Rutland Village

## Summary

Size - PP for 5 dwellings Total 8,071 Sq Ft

Price - £675,000 Freehold

Rateable Value - To be re-rated once conversion complete

Legal Fees - Both parties will be responsible for their own fees

VAT is not applicable on the Purchase Price

EPC - Existing Care Home C (63)

## Description

A Development opportunity with Full Planning Consent for the conversion of a former residential care home into 5 residential dwellings with a total floor area of Circa 8,000 Sq Ft.

### Location

Located on Main Street Greetham circa 7 miles North East of Oakham and 10 miles North of Stamford, just off the A1. There is access North and South to the A1.

### Conversion Opportunity

Formerly a Care Home with an independent Post Office within the curtilage, the site has a frontage to Main Street of Circa 40m and the total site area is circa 0.42 of an acre (0.17 hectares) including the area covered by buildings, access and car parking area.

The buildings are 1 and 2 Storey and there is a planning consent granted under reference No 2024/0130/FUL by Rutland County Council for a change of use to 5 residential dwellings ranging in size from a single storey 538 Sq Ft 1 bedroomed dwelling to a 2 storey 2,346 Sq Ft house with 4 bedrooms and 2 bathrooms.

Drawings and associated documents can be found on the Rutland Council Planning Portal with the above reference

### Planning Consent

Planning was granted on the 29th of July 2024 and there is NO requirement for a CiL contribution

### Survey Reports

The following reports are available:

Topographical Survey

Tree Report

Flood Risk Assessment report

Asbestos Report

Utilities Search

CiL Document

### Viewing

Viewing can be arranged by appointment with P&F Commercial or Via our Joint Agents Richardson of Stamford 01780 762433



## Viewing and Further Information

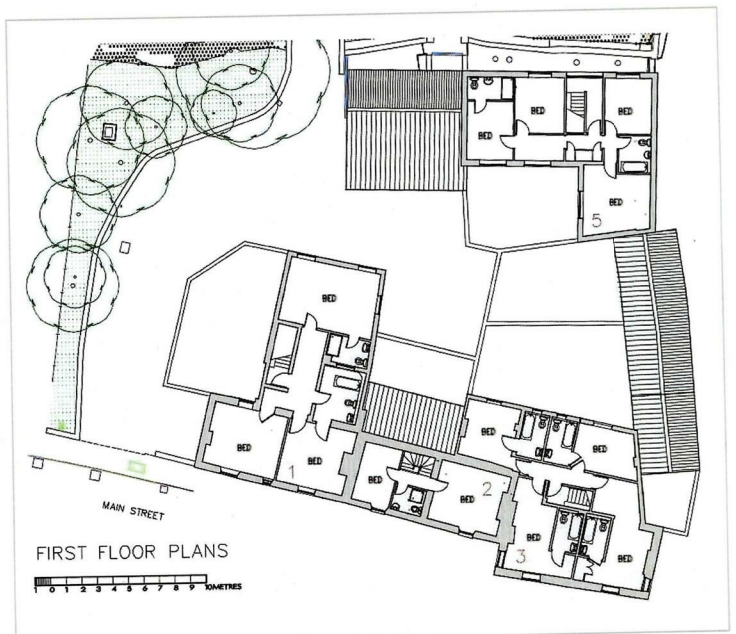
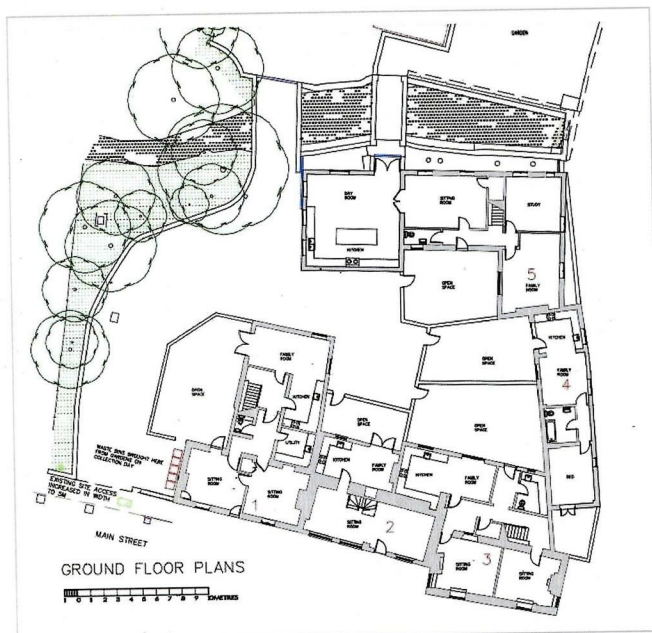
Keith Pepperdine

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330



## Proposed Floorplans



Location Plan

