

RESIDENTIAL DEVELOPMENT SITE

WHITE HOUSE FARM, WARTNABY ROAD, AB KETTLEBY,
MELTON MOWBRAY, LEICS. LE14 3JJ

FOR
SALE

**MATHER
JAMIE**



INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated in the sought-after village of Ab Kettleby.

The site offers an excellent opportunity to build a desirable scheme in a sought-after Leicestershire village.

An extraordinary development opportunity which benefits from Outline Planning Permission for the erection of 5no. New build dwellings and conversion of existing barns to form 2no. new dwellings.

The site extends in all to **0.92 acres (0.37 ha)** or thereabouts.

The site is being offered for sale as a whole or in Lots by way of Private Treaty. The vendor's preference is to sell the site as a whole. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

Further information is available via the sole selling agent, Mather Jamie.

Sole Agents



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View looking North-West



WHITE HOUSE FARMYARD

WARTNABY ROAD

AB KETTLEBY

LEICESTERSHIRE

LE12 6UB

A truly unique residential development opportunity situated in the attractive village of Ab Kettleby, benefitting from **Outline Planning Permission for the erection of 5no. new dwellings and the conversion of existing buildings to form 2no. new dwellings.**

The site extends in all to 0.92 acres (0.37 ha) or thereabouts and is being offered for sale in Lots or as a whole.

LOCATION

Ab Kettleby is a charming and sought-after village nestled in the Leicestershire countryside, offering a peaceful rural setting while maintaining excellent connectivity to nearby towns and cities. The village is conveniently located with easy access to Melton Mowbray, Leicester, and Nottingham, making it ideal for commuters and families alike.

The village benefits from a range of local amenities including a well-regarded primary school (Ab Kettleby Primary School), a popular local pub, and a historic church, all contributing to its close-knit community feel. Nearby Melton Mowbray provides further amenities including supermarkets, healthcare services, restaurants, and leisure facilities.

Educational opportunities in the area are strong, with local state schools rated highly by Ofsted. Private education is also accessible, with Ratcliffe College (approximately 11 miles), Loughborough Schools Foundation (around 14 miles), and Oakham School (approx. 15 miles).

Transport links are excellent, with the A606 and A46 providing access to Leicester and Nottingham. The M1 motorway and East Midlands Airport are also within reach.

THE DEVELOPMENT

The site offers an excellent opportunity to build a desirable scheme in a sought-after Leicestershire village.

The site extends to 0.92 acres (0.37 ha) as shown shaded green and orange on page 5 within the brochure. The site is located to the north of Wartnaby Road and is contained on its east and western boundaries by existing residential properties and agricultural land to the north which is to be retained by the Vendor.

The site is currently a farmyard belonging to White House Farm and the farmhouse at White House Farm is to be retained by the Vendor.

The site is being offered for sale as a whole or in two Lots. It would be the Vendor’s preference to sell the site as a whole. The two Lots are described as follows:

Lot 1

0.67 acres or thereabouts of land which comprises part of the farmyard and garden of White House Farm which benefits from planning approval for the erection of 5no. new dwellings. Access into this part of the site will be taken from Wartnaby Road.

Lot 2

0.25 acres comprising of the two outbuildings which benefit from planning approval for the conversion of the existing barn to form 2no. new dwellings. This Lot includes an existing bungalow which has the potential to be incorporated as part of Unit 6 or renovated and sold separately. Access into this part of the site will be taken from Wartnaby Road.

PLANNING PERMISSION

The site benefits from Outline Planning Permission granted by Melton Borough Council on 21st August 2025.

The approved application reference is 22/00436/OUT and the application allows for “the erection of 5no. new dwellings and conversion of existing barns to form 2no. New dwellings (all matters reserved other than access and layout”. The decision notice includes 12 conditions, and a copy is made available via the data room.

Floor areas of the dwellings shown on the approved plans total **10,030 sq. ft.** of floorspace (approx. on GIA basis, excluding garaging) are as detailed on the approved layout. The following schedule shows the accommodation provided by the planning permission:

Dwellings	Beds	Storeys	Garage	sq. ft. (GIA)
Unit 1	4 bedroom	2	Double	2350
Unit 2	4 bedroom	2	Double	2350
Unit 3	3 bedroom	2	Single	1850
Unit 4	2 bedroom	2	Single	895
Unit 5	2 bedroom	2	Single	795
Unit 6	2 bedroom	1	N/A	895
Unit 7	2 bedroom	1	N/A	895

The unit schedule above has been taken from the site schedule shown on the approved planning drawings. Sizes are given without liability and interested parties to satisfy themselves with reference to the approved drawings.

A full suite of documents which were submitted as part of the planning application, along with the approved drawings are available to downloaded from the data room.

SECTION 106 & AFFORDABLE HOUSING

The site does not require any Section 106 contributions to be made nor any of the dwellings on site required to be built as Affordable Housing units.

PROFESSIONAL REPORTS

The Vendor commissioned a number of reports in support of the planning application. A copy of all reports are available to view within the data room, however in summary these include (but are not limited to):

- Transport Assessment – Edwards & Edwards Consultancy Ltd
- Preliminary Roost Assessment – Pioneer Environment
- Design & Access Statement – Maurice Fairhurst

SITE ACCESS

The site has the benefit of access directly from Wartnaby Road as part of the Outline Planning Permission in accordance with drawing No 1608/1, details of which are available via the data room.

Condition 5 of the decision notice relating to access widths and visibility splays must be completed prior to first occupation.

In the event that the Lots are sold separately, the Purchaser of Lot 1 will benefit from the necessary rights of access and rights to lay services over Lot 2 to Wartnaby Road in order to serve the development of Lot 1.

VAT

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The site will be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way associated with the property whether detailed in this brochure or not.

AUTHORITIES

- Water: www.stwater.co.uk
- Gas: www.cadentgas.com
- Electricity: www.nationalgrid.co.uk
- Local: www.melton.gov.uk
- Highways: www.leicestershire.gov.uk

PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES

The plans are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statements shall not annul the sale nor entitle either party to compensation.

View looking North



View looking South-East



Lot 1 – Shaded Green
Lot 2 – Shaded Orange





- proposed 5 number new build 'agricultural style' dwellings arranged around a central courtyard configuration
- proposed additional 2 number extg. brick and tiles outbuilding conversions to form separate dwellings
- floor areas:- nett internal excl garaging
 - 4 bedrooomed units = 2350 sq.ft approx
 - 3 bedrooomed units = 1850 sq.ft approx
 - 2 bedrooomed units = 795 - 895 sq.ft approx
- car parking spaces served off existing improved vehicular access to serve new units/dwellings, including spaces within new garaging where shown

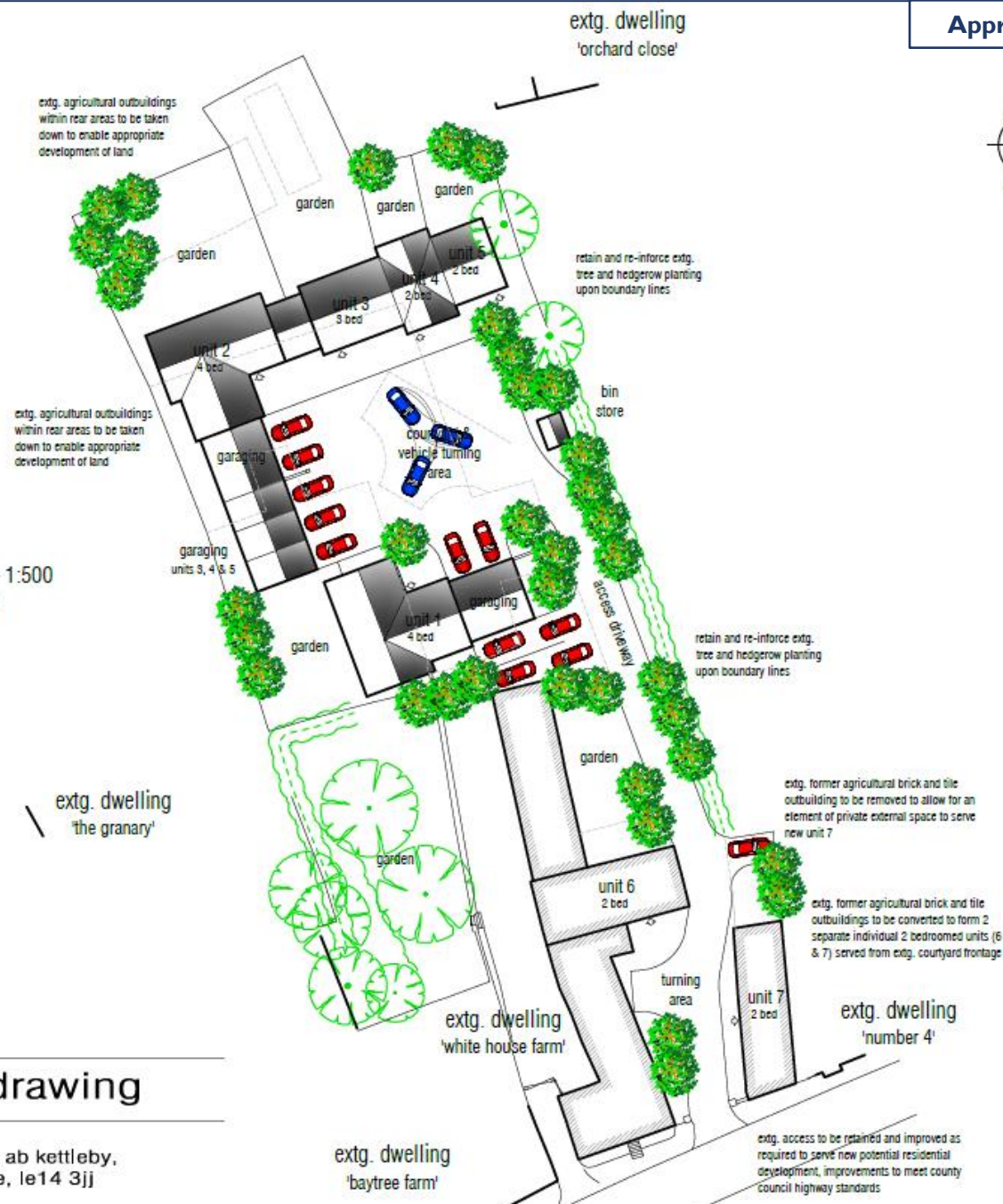
proposed block plan - 1:500

this plan has been prepared using measured topographical survey information provided by njc surveys limited



proposed layout drawing

white house farm, wartnaby road, ab kettleby,
melton mowbray, leicestershire, le14 3jj



DATA ROOM

A website dedicated to the sale can be found via the Link below: [Wartnaby Road, Ab Kettleby](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click ‘No Account? Register here’ and create an account to gain access.**

VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendor nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is offered for sale as a whole or in Lots by way of Private Treaty. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above.

BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

LAND REGISTRY

The site is registered freehold title absolute under part Land Registry title LT455322. A copy of the title plan and register are available within the data room.

TENURE

The site is offered for sale freehold with vacant possession to be made available upon completion.

IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued October 2025.

