



**Village Hall, 12 Main Street, Melton Mowbray,
Holwell, LE14 4SZ**

£75,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Village Hall
12 Main Street
Melton Mowbray
Holwell
LE14 4SZ



Welcome to Main Street, Holwell, a charming village location just outside Melton Mowbray. Shoulers are the preferred agent for the former Village Hall and, subject to relevant planning permission, this would perhaps make a suitable building plot. It could also be restored to serve the community once more. It is an ideal site for a visionary project.

Best and Final Offers to be submitted before midday Monday the 15th July





Description

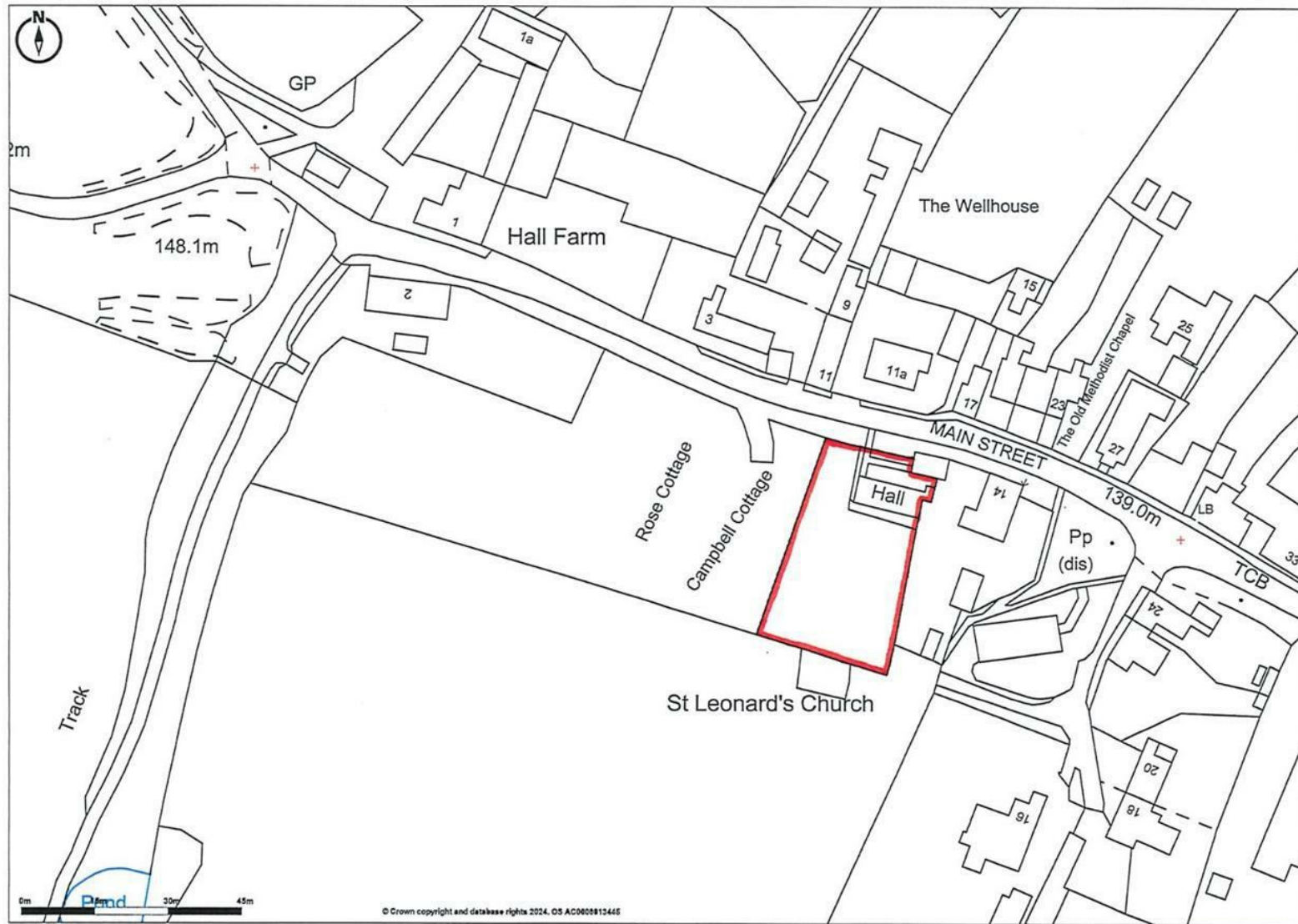
The potential building plot, subject to planning permission, with the derelict village hall on it presents a mix of charm and opportunity, set within the quaint surroundings of a tranquil village, Holwell. The plot is reasonably spacious, bordered by overgrown hedges and trees that provide a natural sense of privacy and seclusion.

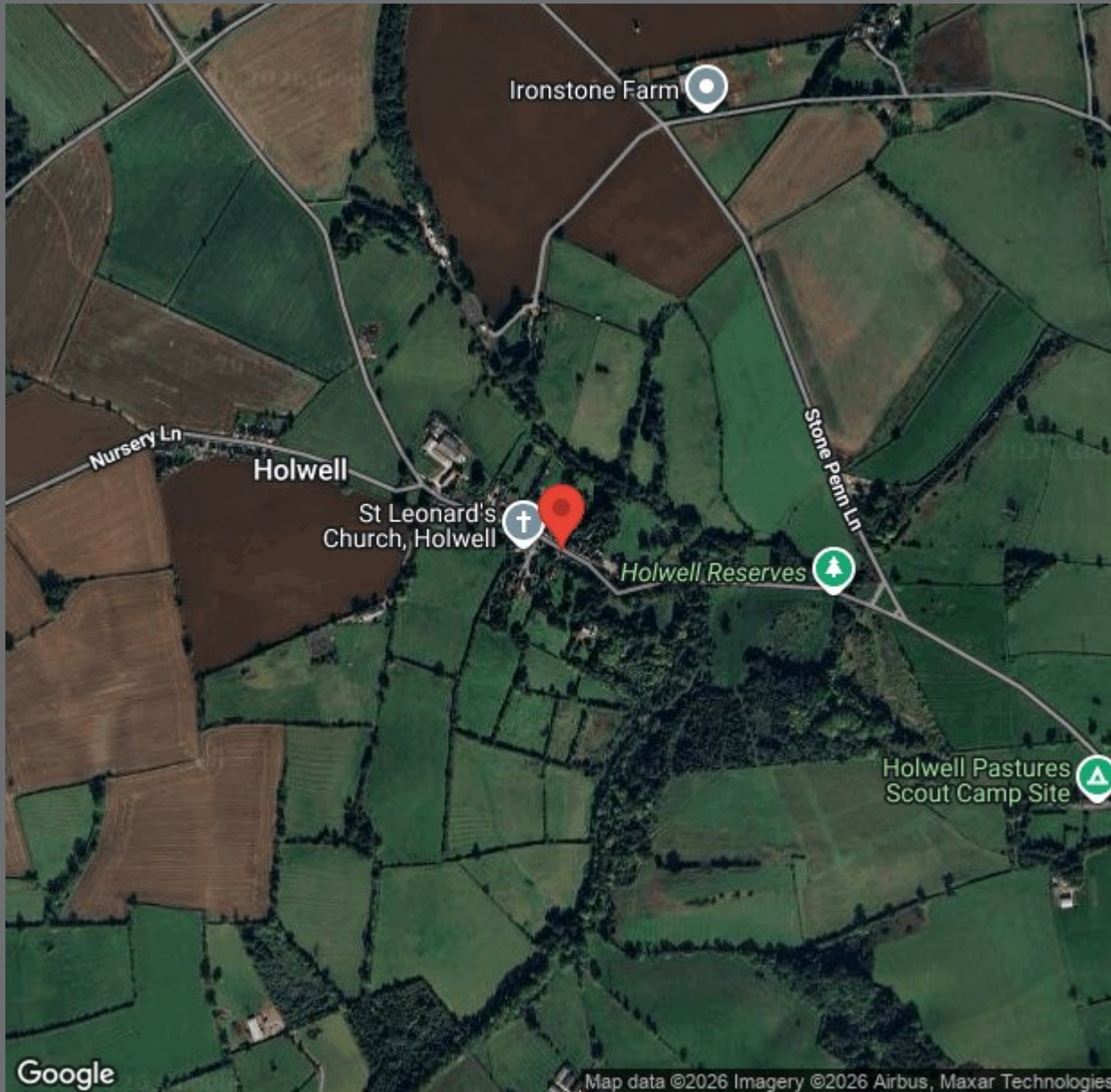
The centrepiece of the plot, the old village hall, stands as a testament to the history and character of the location. Although in a state of disrepair, the structure could perhaps be restored to its former glory or sympathetically integrated into a new design, offering a unique focal point for any redevelopment.

Nearby, traditional village houses, cottages, and a church, underscore the community spirit and rural idyll that characterize the area.

Utilities such as water, electricity, and sewage might already be partially in place but have not been tested, thanks to the village hall's previous operational state, although modern upgrades would be necessary. The proximity to the village centre could mean convenient access to local amenities, while the surrounding countryside offers scenic views and a peaceful environment. Overall, this plot with its derelict village hall holds immense potential. It is an ideal site for a visionary project—be it a restored community hub, a unique residential conversion, or a blend of new constructions that pay homage to the historical essence of the site.







- Former Village Hall
- Popular Location
- No Chain Sale
- Potential Development Plot Subject to Permissions



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