



## Land off Great Easton Road, Great Easton, Leicestershire

*An exciting residential development opportunity with Full Planning Permission for up to 5 dwellings*

**NEWTON**

LAND • DEVELOPMENT • PROPERTY



# Land off Great Easton Road, Great Easton, Leicestershire LE16 8TB (///rumble.culling.cafe)

- Full Planning Permission for change of use to 5 Dwellings
- Rural Location within The Welland Valley
- Approximately 2.19 acres (Plus additional 9.47 acres)

**Description**  
The land being offered for sale (outlined in red) extends to approximately 2.19 acres and comprises a series of agricultural buildings together with associated hardstanding areas. The buildings vary in form and are arranged along a central access drive. There is an additional area of land (outlined in blue) which is also being offered for sale, extending to approximately 9.47 acres.

The northern boundary fronts directly onto Great Easton Road and adjoins a group of four high-quality residential dwellings known collectively as Easton Square, providing a distinctive north-western edge to the site.

To the east, the site adjoins open pasture land and a pond, reinforcing its rural character. The southern boundary follows the alignment of the former railway line, with further agricultural land beyond. The western boundary abuts Gatehouse Lane.

Access to the site is available via existing points of entry from both Great Easton Road and Gatehouse Lane, providing flexibility for future development/operational use.

**Location**  
The site is situated to the east of the village of Great Easton and benefits from pedestrian access via a footpath along Great Easton Road. Great Easton is identified as a Selected Rural Village within the settlement hierarchy, reflecting its role in providing a modest but meaningful range of local services and facilities.

- Key amenities within the village include:
- Pub
  - Farm shop
  - Village hall
  - Cafe
  - Church
  - Bringhurst Primary School, located approximately 200 metres to the southwest of the village and accessible via a footpath along Barnsdale/Great Easton Road.



Approximately 2 miles to the southeast of the site lies the town of Corby, a principal urban centre offering a comprehensive range of services including retail, leisure, and employment opportunities.

The Village benefits from an active bus service to the surrounding towns of Corby (approximately 15 minutes), Market Harborough (approximately 22 minutes) and Oakham (approximately 20 minutes).

The closest train stations to Great Easton are Corby and Market Harborough. Corby train station provides direct services to London (approximately 1 hour 14 minutes) and Market Harborough provides services to London (approximately 1 hour), Leicester (approximately 12 minutes) and Nottingham (approximately 45 minutes).



## Planning Summary

The site benefits from two Full Planning Permissions relating to the conversion of existing agricultural buildings to residential use. These planning permissions (REF: 23/01667/FUL and 24/01263/FUL) together permit the change of use of five agricultural barns to dwellings.

Planning application 23/01667/FUL for the change of use and conversion of agricultural barns to 4 dwellings was submitted in November 2023 and was granted Full Planning Permission in March 2024. The decision was issued via delegated decision with the condition that development shall begin within three years from the decision date.

Planning application 24/01263/FUL for the change of use and conversion of an agricultural barn to 1 dwelling was submitted in September 2024 and was granted Full Planning Permission in December 2024. The permission is also subject to the same three year commencement condition.

A planning summary note setting out the current position has been prepared by CC Town Planning and is included within the Information Pack.

## Offers Invited

Newton LDP have been appointed by the landowners to invite offers based on the following options:

### Option 1

Offers for the freehold interest of the land shown edged red, benefiting from Full Planning Permission 23/01667/FUL and 24/01263/FUL, permitting the change of use of five agricultural barns to dwellings.

### Option 2

Offers for the freehold interest of the entirety of the land included in Option 1, and the area shown edged blue with the opportunity for an access off Gatehouse Lane between the points A and B to serve 1 dwelling independently.

## Information Pack

An information pack containing a detailed suite of all planning documents can be made available upon request.

Please contact Newton LDP to be provided access to the pack.

## Wayleaves, Easements and Rights of Way

The land is sold subject to all rights of way, wayleaves and easements whether defined in this brochure or not.

## Tenure & Possession

The freehold interest of the land is offered for sale with vacant possession on completion.



## Boundaries

The plans in this document are for reference only and the purchaser will have to satisfy themselves as to the ownership boundaries.

## Vendors Costs

The purchaser will be responsible for the vendors reasonably incurred legal and agents fees associated with entering into a conditional contract.

## Viewings

Viewings are strictly by appointment only and must be arranged through Newton LDP. The landowner and Newton LDP accept no responsibility for the health and safety of individuals when on the land.

## Local Authority

Harborough District Council  
The Symington Building  
Adam & Eve St  
Market Harborough  
LE16 7AG

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#### IMPORTANT NOTICE

Newton LDP Ltd gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Newton LDP Ltd does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Newton LDP Ltd does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Newton LDP Ltd will try to have the information checked for you. Photograph dates are unknown and cannot be confirmed. Particulars prepared November 2025.

#### MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Newton LDP Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.