

Let's get moving → Melton Mowbray



SIX GOOD REASONS TO MOVE TO MELTON MOWBRAY

- ❑ A great quality of life
- ❑ Mix of housing styles and prices
- ❑ Close to local countryside
- ❑ A centre for leisure and tourism
- ❑ Good road and rail links
- ❑ Surrounded by pretty villages



Melton Mowbray Centre

A town really on the move

THE INITIAL impression which many househunters form of Melton Mowbray is that of a sleepy settlement where nothing much has changed for decades. How wrong they are.

There's no denying that much of Melton Mowbray's character derives from its position as a medium-sized town in the countryside. It has strong roots in history, agriculture and traditional industries, many of which continue today to contribute to its commercial survival as a whole.

Two of its major social dates highlight its community spirit and love of the traditional way of life. Each year, the Melton Show brings visitors from beyond county lines and locals together. Equally, its annual food festival, taking place towards the end of the year, shows off the town's rural characteristics – and its Polish links – to a tee.

Unusually, a sizeable chunk of the town's property is owned by the Melton Mowbray Town Estate.

All in all, Melton Mowbray enjoys a well-balanced and mixed economy. Alongside agriculture, manufacturing, engineering and the service industry are helping the town keep up to date.



Terraced housing shortage

AS FAR as market trends are concerned in this area, Simon Johnson, a partner at Shoulers Estate Agents, in Wilton Road, Melton Mowbray, points to a continued trend in property renovation and a severe shortage of terraced housing.

He says: "A lot of the terraced properties we have on the market are selling quite rapidly. It's still a good market for the cheaper terraces."

"In fact, anything that needs modernising, whether it's a small property or a bigger detached farmhouse, are going like crazy."

Simon points to the need to bolster pensions as one major reason for continued growth in property renovation as a means to raising income.

"Melton and the surrounding area is also a good place to look to if you want to acquire property through an auction," says Simon.

"We've held a lot of auctions and we have had some fantastic results, especially for properties with land as well."

Simon also points to the rental market as a cause for such a shortage in terraced property. "The pattern used to be a first-time buyer buying a terraced house, staying in it for three to four years, then selling it to another first-time buyer and moving on themselves to a semi-detached place."

"Terraced properties sold seven or eight years ago are not going back onto the market again, largely because people are keeping them as second properties and renting them out."

"I'd estimate that between 40 and 50 per cent of terraced housing in this area is off the market at the moment."

Quality of life is so good

ALMOST as soon as you leave the town's boundaries, the breathtaking views of the wider county and beyond take over.

For those who wish to be close enough to a town for convenience, but far enough away for tranquility and solitude, Melton's surrounding area cannot fail to come up trumps.

Whether you venture cross country in the direction of the Vale of Belvoir or Oakham and Rutland, each small, community-led village has a charm all of its own.

Old, traditional properties are strikingly individual, while newer developments have been created with an intelligent empathy for their unspoilt surroundings.

It's also worth noting that by moving here, you're joining a pretty exclusive set.

Not far away is the exclusive Stapleford Park estate, now owned by the Sultan of Brunei. Recent guests have included Michael Jackson, Dionne Warwick and Naomi Campbell, so it's always worth keeping a look out for A-listers – you never know who might pop into your local Co-Op for a pint of milk.

For those with a passion for the outdoors, it's also handy to know you've got one of



RUTLAND WATER: Tourism magnet

Europe's largest man-made reservoirs close at hand. Rutland Water is a magnet for keen sailors, windsurfers and water skiers, but it's also home to some of Britain's best birdwatching.

All in all, a move to Melton Mowbray and its surrounding area is without doubt a move up.



Melton Golf Course

PLACES TO SEE



Ye Old Pork Pie Shoppe



Stapleford Park



Melton is an up and coming place

WITH Britons responding to ecological issues with a renewed vigour for the countryside and nature, in the last year, Melton Mowbray has been named in the national press as one of the top six areas of predicted growth.

It's by and large a traditional place, but thanks to changes in the last five years, it's catching up with nearby shopping centres such as Loughborough and Oakham, as James Warne residential partner at Benton's Estate Agents, in Melton's Nottingham Street, says.

"For a long time, Melton Mowbray just lacked the local good quality shops and facilities which other places enjoy.

We've now got a Marks & Spencer and in general the shops are improving," he explains.

"It's a quintessential English market town, still with its cattle market," he adds. "It feels safe and its got some wonderful countryside nearby and a lot of history. It's very well located for places like Nottingham, Loughborough and Leicester, particularly for those looking to commute to those areas."

"This is also the first year that the town has taken part in the Britain in Bloom competition, so the town looks great at the moment. It's an up and coming place."



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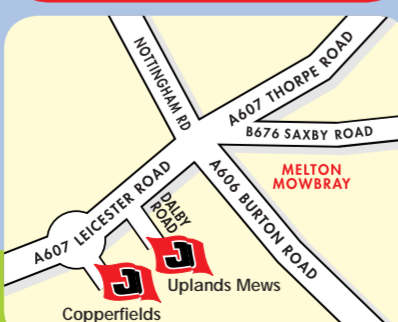
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Shoulers

Plots 1 & 2 Gartree Drive, Melton Mowbray
OPEN WEEKEND
Saturday 1200-3.00 pm & Sunday 1200-3.00 pm



Plot 1 - 3 Storey luxury detached house standing on a large plot at the end of this most prestigious street. Gas c.h., upvc double glazing, alarm. Reception Hall, Cloakroom, Study, Living Room, Family room, Dining Room, Kitchen, Utility Room,

Hall, Utility, ground floor Bedroom suite with dressing area and en-suite Shower Room. Gallery landing, 3 further Bedrooms, Dressing Room and en-suite, family Bathroom, double garage with loft room, superb landscaped private gardens.

O/A £580,000



Plot 2 - Luxury 2 storey detached house, fully carpeted and ready for occupation. Fitted to the highest standard including oak doors, gas c.h. upvc double glazing, alarm. Entrance Vestibule, Reception Hall, Cloakroom, Store, Lounge, Dining Room, Superb hand built Kitchen with large breakfast area. Side

O/A £535,000

The Manor House, Twyford

A mid 17th century Grade II Listed stone manor house requiring conservation and refurbishment. Standing in approximately 12 acres of grounds and pasture land with a range of traditional and modern farm buildings. Accommodation includes Entrance



Hallway, Lounge, Sitting Room, Farmhouse Kitchen with bread oven, pantry, back Hall, Utility and store rooms, five Bedrooms and Bathroom, large attic. Two fine barns of brick and stone construction set around the farmyard. Formal gardens and pasture land.

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