

4 Roman Way

Freehold
Land with residential development planning

Market Harborough, LE16 7PQ

0.03 Acres (130.57 Sq M)





Amenities



Development



Town Centre
Location



Tenure -
Freehold



Transport
Links

4 Roman Way

0.03 Acres (130.57 Sq M)

Description

4 Roman Way presents a rare town centre redevelopment opportunity.

Visible from the High Street and immediately adjacent to Church Square, the property is nestled at the heart of the bustling market town of Market Harborough

providing a wide range of amenities including stylish independent shops and a large number of restaurants.

Planning permission has been obtained under ref 22/01447/FUL for the demolition of existing dwelling/house and construction of 9no. studio apartments for temporary housing and associated bin storage area including renovation and internal alterations to the existing retained structure within the curtilage of 4 Roman Way forming part of 2 Roman Way, 4 Roman Way, Market Harborough.

Location

The property is situated on Roman Way in the centre of Market Harborough, a popular town in Leicestershire located in between Kettering and Leicester, west of Corby. Positioned in an ideal picturesque location with character buildings surrounding the immediate vicinity.

Market Harborough has strong transport links by road and rail. For those travelling by train, Market Harborough railway station is approximately a 10 minute walk away, providing access to London St Pancras and Nottingham on the East Midlands Railway Line. One can get to London in 56 minutes and to Nottingham in 36 minutes. If one is travelling by car, Market Harborough has good access to the A6, A508, A4304 and A14. Market Harborough, with its shops and trades, discover a rich mix of independent retailers, popular brands and places to eat & drink.

Site Measurements

Description	Acres	Sq M
4 Roman Way	0.03	130.57

The demolition has already taken place which paves the way for the development to proceed in earnest.

Locations

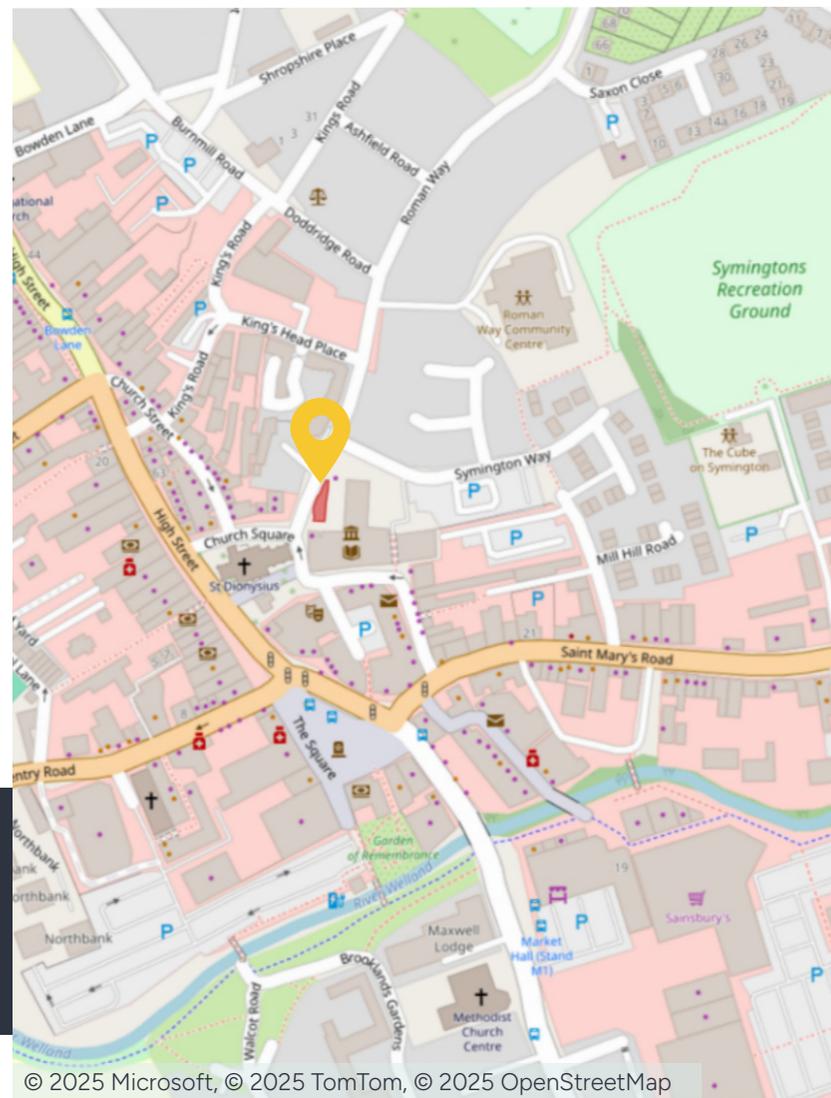
A6: 1.9 miles
M1: 13.2 miles
Northampton: 18.4 miles

Nearest station

Market Harborough: 0.8 miles

Nearest airport

East Midlands: 41.5 miles



Further information

Tenure

Freehold.

Asking Price

This property is available to purchase at an asking price of offers in excess of £250,000 exclusive of VAT.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

All planning documents under application 22/01447/FUL are available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 4 Roman Way, Market Harborough, LE16 7PQ
What3words: ///collides.divide.national

Proposed Floorplans



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated March 2026. Photographs dated March 2026.



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