

RESIDENTIAL DEVELOPMENT FOR SALE

Cattle Market North, Scalford Road, Melton Mowbray, Leicestershire, LE13 1JY



1.691 Acres (0.684 Hectares)

Offers in excess of £1,000,000

- ▶ Residential Development Opportunity (stp)
- ▶ Allocation for 26 Residential Dwellings
- ▶ 5% - 10% Affordable Housing
- ▶ Popular Market Town

LOCATION

Melton Mowbray is a market town in Leicestershire with an estimated population of 27,670 (est. 2019) located approximately 15 miles north east of Leicester and approximately 20 miles south east of Nottingham.

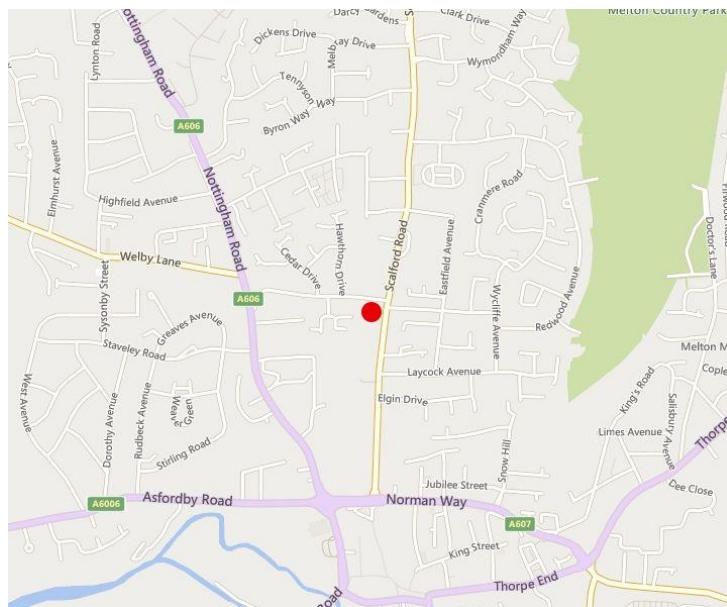
The main transport links are the A606 between Nottingham and Oakham and the A607 between Leicester and Grantham.

Melton Mowbray train station sits on the Birmingham to Stansted line with a direct train to London St Pancras (1h43m).

The town will be benefitting from £160m of funding over the next 10 - 15 years, to support the construction of the Melton Mowbray Distributor Road and provision of education.

The site lies to the north of Melton Mowbray town centre and can be accessed from Scaford Road along the eastern boundary and The Crescent to the north.

The site is situated within a densely populated residential area, with the Cattle Market and Stockyard comprising of food and antiques markets to the south and Pera Business Park to the west.



DESCRIPTION

The site comprises an irregular shaped parcel of land and extends to approximately 1.691 acres (0.684 hectares). The site gently slopes from north to south and is accessed from Scaford Road.

The majority of the site is surfaced in tarmac and was previously used as car parking. There are several trees located within the boundaries of the site.

ACCOMMODATION

The property offers the following accommodation:

	Acres	Hectares
Total	1.691	0.684

All areas are quoted in accordance with the RICS Code of Measuring Practice.

PROPOSAL

The freehold interest is to be sold with vacant possession. Offers are invited in excess of £1,000,000. Offers conditional on Planning Permission will be considered.

VAT

VAT position is to be confirmed.

PLANNING

The Site was allocated for residential development in the Melton Local Plan 2011-2036 (2018): MEL4 - Top End, Cattle Market. The allocation envisages a capacity of 26 dwellings which is based on a developable area of approximately 0.65 hectares at 40 dwellings per hectare. It is understood that the affordable housing policy recommends a minimum of 5 - 10% affordable houses on a site of 11 dwellings or more.

Initial design proposals were drafted as part of a Feasibility Study which demonstrates that an approximate mix of 25 dwellings can be incorporated into the Site. Please refer to the indicative layout. An accommodation schedule can be obtained from the agent.

The Council has a fully adopted Design of Development Supplementary Planning Document, which will guide developers to achieve a policy compliant designed scheme.

It is understood that the Site does not benefit from any specific planning consent although it has been used as a car park for sufficiently long to support a 'certificate of lawfulness of existing use or development'.

VIEWING

Please get in touch to arrange a viewing.



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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.