

DEVELOPMENT SITE FOR SALE

Land Off Nottingham Road, Melton Mowbray, Leicestershire, LE13 0NX



1.83 Acres (0.741 Hectares)

Price: Offers Invited

- ▶ Development site suitable for a variety of uses (stp)
- ▶ Popular market town
- ▶ Forms part of wider residential development scheme
- ▶ Direct access from the Melton Mowbray Distributor Road – due for completion March 2024

LOCATION

Melton Mowbray is a market town in Leicestershire with an estimated population of 27,760 (City Population 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 (1h 43m).

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 (MMDR) and provision of education.

The sites lies approximately 1.5 miles to the north of Melton Mowbray town centre and will be accessed via Nottingham Road. The site will have direct access from the MMDR roundabout once construction is complete (current programme indicates completion in March 2024).

The site is situated within a wider land holding which will be subject to the development of up to 290 residential dwellings.

ACCOMMODATION

Site: 1.83 acres (0.741 hectares)

PLANNING

The Property, which forms part of a wider site, is subject to Planning Permission (18/00359/OUT) which grants *Outline Planning Permission for the demolition of all existing buildings and structures, and the erection of up to 290 Class C dwellings, local centre comprising of 200 sq.m. GEA for Class A1, A2, A3, A4 and A5 use, up to 250 sq.m. GEA Class B1 business floor space, Class D1 primary school, open space and associated infrastructure with all matters reserved except access.*

Further details on the Planning Permission are available from the Local Planning Authority; Melton Borough Council, Parkside, Burton Street, Melton Mowbray, LE13 1GH.

PROPOSAL

The freehold interest is to be sold with Vacant Possession. Offers conditional on Planning Permission will be considered.

The County Council are aware of a requirement for a 70 bedroom extra care facility and would welcome offers for such a use.

There will be an obligation on the successful Purchaser to deliver a Local Centre in accordance with Planning Permission (18/00359/OUT).

PRICE

Offers are invited for the freehold.

VAT

It is understood that VAT is not payable on the purchase price.

INFORMATION PACK

The following information is available from the agent, which was submitted by the Vendor in support of Planning Application (18/00359/OUT):

- Illustrative Masterplan
- Illustrative MNSN Framework Plan
- Proposed Sale Plan
- Design & Access Statement
- Agricultural Land Survey
- Flood Risk Assessment and Drainage Strategy
- Utilities Report
- Heritage Assessment
- Tree Survey
- Noise Impact Assessment
- Transport Assessment
- Ecological Appraisal
- Bat Tree Assessment & Bat Activity Survey Report
- Breeding Bird Survey Report
- Great Crested Newt Survey Report
- Protected Species Assessment

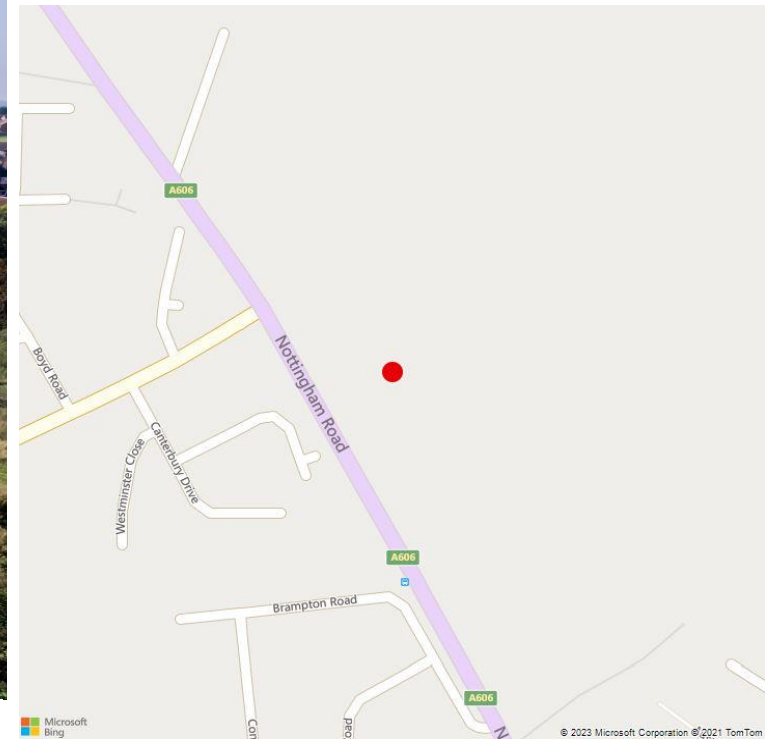
Letters of Reliance may be available for any external reports and surveys provided with the information pack.

LEGAL COSTS

Each party are to bear their own legal costs associated with this transaction.

VIEWING

Access to the site can be made available.



VIEWING

Please get in touch to arrange a viewing.



Will Shattock
 wjs@apbleicester.co.uk
 0116 254 0382



Reg Pollock
 rp@apbleicester.co.uk
 0116 254 0382

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.

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(0116) 254 0382

pc@apbleicester.co.uk