

# DEVELOPMENT SITE FOR SALE

Belle Vue Road, Earl Shilton, Leicestershire, LE9 7PA



1.6 Acres (0.648 Hectares)

Price on Application

- ▶ Former school site
- ▶ Development opportunity (subject to Planning)
- ▶ Popular market town
- ▶ Suitable for a variety of uses



## LOCATION

Earl Shilton is a market town in Leicestershire with an estimated population of 10,047 (Source: 2011 Census) located approximately 10 miles south west of Leicester and approximately 4 miles north east of Hinckley.

Earl Shilton is situated on the A47 which provides convenient access to the A5 and the M69 and the wider motorway network. The nearest train station is Hinckley.

The site is located on Belle Vue Road, approximately 1.0 mile from Earl Shilton town centre in a predominately residential area.

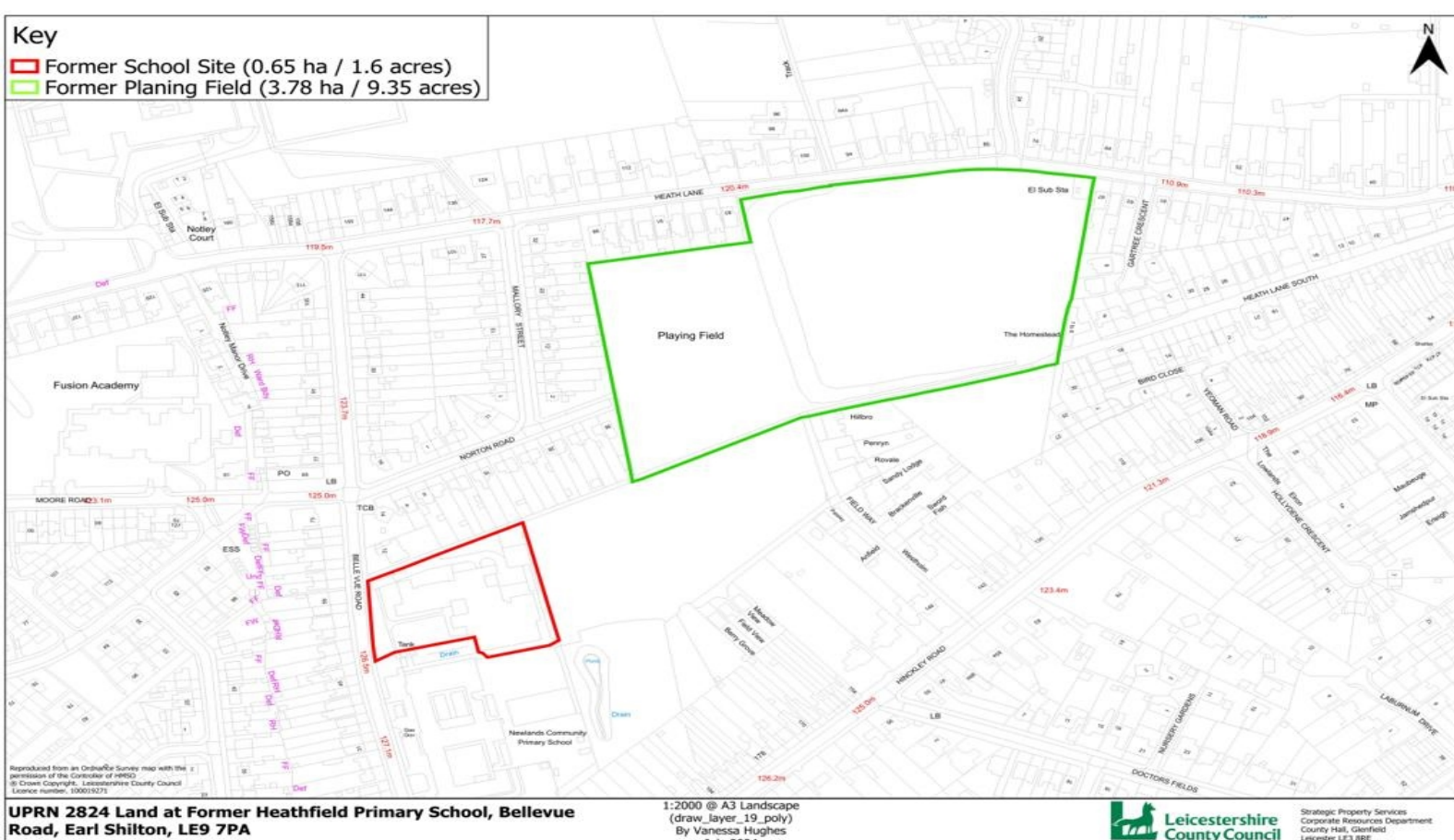
The town centre benefits from local amenities, to include; Co-op supermarket, Post Office, Earl Shilton Library, fast food operators including Dominos Pizza, various drinking establishments and independent café and food operators.

## DESCRIPTION

The site comprises a fairly regular shaped parcel of land with various existing buildings, extending to 2,933.44 sq.m (31,576 sq.ft) with areas of grassland and hardstanding.

The site is bound by a cycle path to the north, playing fields to the east, Newlands Community Primary School to the south and Belle Vue Road to the west. Beyond the boundaries to the north and west is residential development. Residential development also lies to the south and east beyond the school.

There is currently one vehicular access point the site along the western boundary on Belle Vue Road.



## ACCOMMODATION

The property offers the following accommodation:

	Acres	Hectares
Land	1.6	0.648
<b>Total</b>	<b>1.6</b>	<b>0.648</b>

\* There are approximately 31,576 sq.ft (2,933.41 sq.m) of existing school buildings at the site.

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 conditional on Planning Permission will be considered.

Interested parties will be invited to submit a 'best & final' bid (non-binding on the vendor) by 12pm Friday 18th October 2024 in a form as prescribed by the vendor. As part of the bid, interested parties will be expected to demonstrate the level of planning due diligence that has been undertaken to date whilst providing a high level development proposal.

It is anticipated that the preferred bidder will be granted a 3 month period of exclusivity to obtain pre-application advice from the local planning authority before entering into a conditional contract.

## INFORMATION PACK

The following information is available from the agent:

- Title information
- Cadent Gas Survey
- National Grid Survey
- ESP Utility Plans
- Openreach Plans
- Waste and Clean Water plans
- Drainage Survey
- Phase I Ground Investigation Report
- Phase II Ground Investigation Report

## PRICE

Price on Application.

## VAT

VAT position is to be confirmed.

## PLANNING

The site is currently allocated in the adopted Earl Shilton and Barwell Action Plan as a community facility.

We understand that the site may be suitable for a variety of commercial and residential uses (subject to planning) but we advise all interested parties to make their own enquiries with the local planning authority.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.



## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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**Reg Pollock**

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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.