

# RESIDENTIAL DEVELOPMENT SITE FOR SALE

202 Loughborough Road, Mountsorrel, Loughborough, LE12 7AX



0.34 Acres (0.138 Hectares)

£415,000 for the Freehold

- ▶ Implemented Planning Permissions for 4 detached dwellings (1 x 3-bed and 3 x 3-bed dormer house types)
- ▶ Desirable village location with good amenities
- ▶ Planning Ref: P/18/1747/2 and P/18/1032/2
- ▶ Excellent access just off A6

## LOCATION

Mountsorrel is a large village in north Leicestershire situated between Leicester and Loughborough and conveniently located just off the A6, with an estimated population of 12,885 (2021 census). Leicester is 7 miles to the south and Loughborough is 5 miles to the north.

The site is located fronting Loughborough Road in close walking distance to various amenities, which include pubs, restaurants/cafes, shops and gyms and within close proximity to Waitrose. The village offers excellent access to Rothley Park Golf Club and offers an excellent catchment area for schools and colleges.

## DESCRIPTION

The land is a u shape parcel which is cleared and relatively level. The site benefits from two established access of the adopted highway.

## ACCOMMODATION

The property offers the following accommodation:

	Acres	Hectares
Total	0.34	0.138

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

## PLANNING

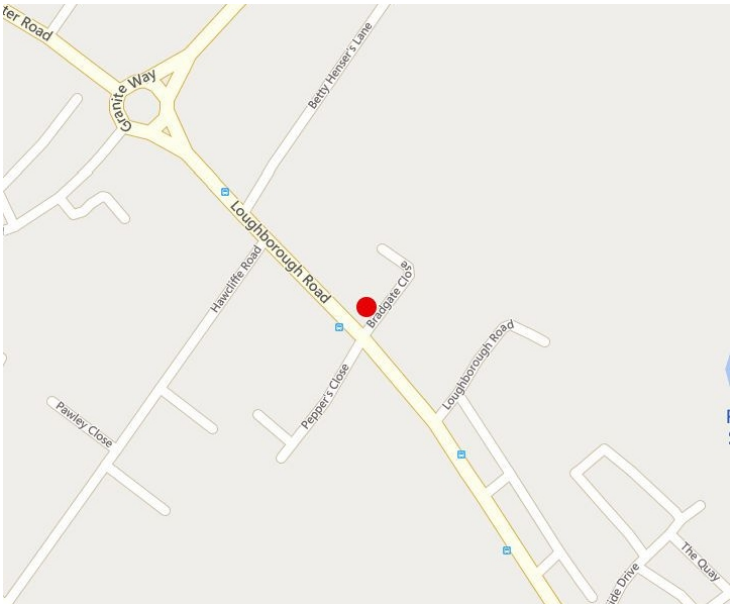
Planning Permissions (P/18/1747/2 and P/18/1032/2) have been secured for the erection of 4 detached dwellings (1 x 3-bed and 3 x 3-bed dormer house types). Both Planning Permissions have been implemented (plans attached).

The consent is not subject to any off-site contributions nor any affordable housing provision.

A copy of the Planning Permission together with the associated scheme drawings can be provided to interested parties.

## 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.



## TENURE

The site is to be sold on a freehold basis, subject to Vacant Possession

## PRICE

£415,000 for the Freehold

## VAT

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

## VIEWING

Please get in touch to arrange a viewing.



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**Will Shattock**

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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.