



Land with planning for Industrial Units

Pit Lane, Ketton, Oakham, PE9 3SZ

**Planning Consent for Circa 30,000
Sq Ft of Industrial units ranging
from 1,076 Sq Ft to 1,880 Sq Ft.**

PRICE GUIDE £1.4M

2 Acres

(0.81 Hectares)

- Approximately 2 acres with Planning consent
- Full Planning consent July 2023
- 24 Units with parking and "In and Out" access for artic's.
- Floor Plans and Elevations available
- 5 designs with 106 parking spaces to the 24 units
- Cleared site ready to go

Land with planning for Industrial Units, Pit Lane, Ketton, Oakham, PE9 3SZ

Summary

Available Size	2 Acres
Price	Offers in the region of £1,400,000
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Accessed directly off the public highway (Pit Lane) the land measures approximately 2 acres of substantially level land which is currently used as storage for stone.

The planning consent comprises planning for 24 units 4 x 100m² fronting the road with vertical timber clad elevations, 8 x 112.5m², 2 x 100m², 3 x 175m² and 7 x 120m², all with double skinned powder coated corrugated steel cladding to roof and elevations.

Location

Ketton is a village in Rutland in the East Midlands of England. It is about 8 miles east of Oakham and 3 miles west of the centre of Stamford. The 2011 Census recorded a parish population of 1,926, making it the fourth largest settlement in Rutland, after Oakham, Uppingham and Cottesmore. The A1 is less than 2 miles away with North and South bound access.

The site adjoins an existing recently built Industrial Park which is fully occupied and contains a Gym, Retail units and some offices in addition to the Industrial Units to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Land with PP	87,120	8,093.71	Available
Total	87,120	8,093.71	

Viewings

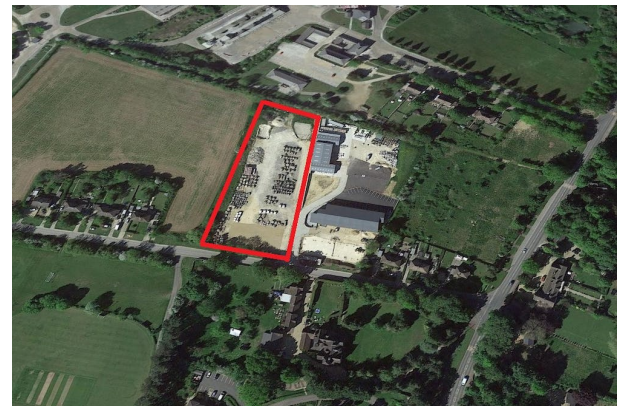
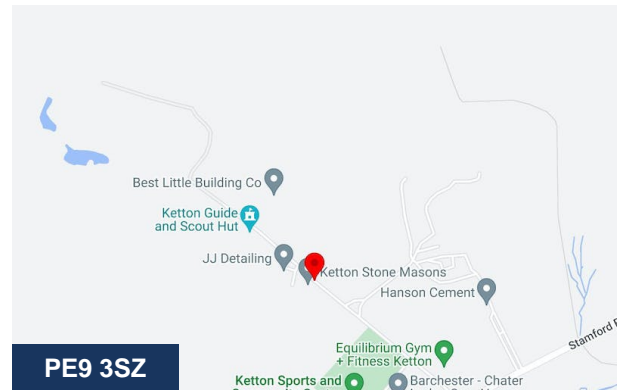
The land can be seen from Pit Lane without appointment. Any one wishing to walk the site should make an appointment with the agents P&F Commercial on 01664 431330 or email: pandfcommercial.com. All site visits are at the visitors risk.

Terms

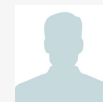
Offers in the region of £1,400,000 will be considered for the Freehold of the site with the planning consent.

Planning

Planning consent was granted on the 10th of July 2023 by Rutland County Council under application No 2022/0897/FUL. Drawings and Planning documents can be found on the RCC website under the planning reference quoted.



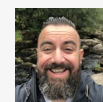
Viewing & Further Information



Keith Pepperdine

01664 431330

keith@pandfcommercial.com



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com