



Land at Hawksmead Park

Hackamore Way, Oakham, LE15 7US

**Circa 1.2 Acres on Hawksmead
Park - Oakham**

**Guide Price - (Unconditional) Offers
in excess of £900k**

1.20 Acres
(0.49 Hectares)

- Substantially level site
- Surrounded by Commercial and Residential properties
- Planning consent granted for 8 2-bed Apartments and 11 1-bed apartments with circa 8,000 sq ft E-class commercial space on the Ground Floor
- Unconditional offers invited

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Summary

Available Size	1.20 Acres
Price	£900,000
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Due for demolition

Description

Approximately 0.5 Hectares- 1.2 acres of open land with planning consent for Residential apartments and Commercial units on the Ground floor.

The consent can be found on the Rutland Council Planning Portal under application No 2022/1100/MAF for 8 2-bedroom flats and 11 1-bedroom flats with ground floor commercial space measuring 7,932 sq ft. All interested parties should check the planning portals for new and previous applications and the relevance.

Location

Hawkshead Park is located in the town of Oakham, Rutland, adjacent to Panniers way and Hackamore Way an industrial estate surrounded by residential housing.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	53,819.50	5,000	Available
Total	53,819.50	5,000	

Viewings

All site visits must be by prior appointment via P & F Commercial on 01664 431330 or office@pandfcommercial.com. Neither P & F Commercial nor the Vendor accept any liability for people viewing the site and viewing is at the viewers risk.

Terms

Offers invited for the (unconditional) purchase of the freehold of the site. Offers are invited in excess of £900k

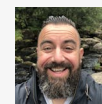
Services

There are no services connected directly to the site although we believe all services are available on Hackamore Way

Purchasers should make their own investigations in this regard.



Viewing & Further Information



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