



Industrial Land, Ashby Road, Sinope,  
Leicestershire LE67 3AY

HOWKINS &  
HARRISON

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Prime Industrial/Commercial Land Ashby de la Zouch, Leicestershire

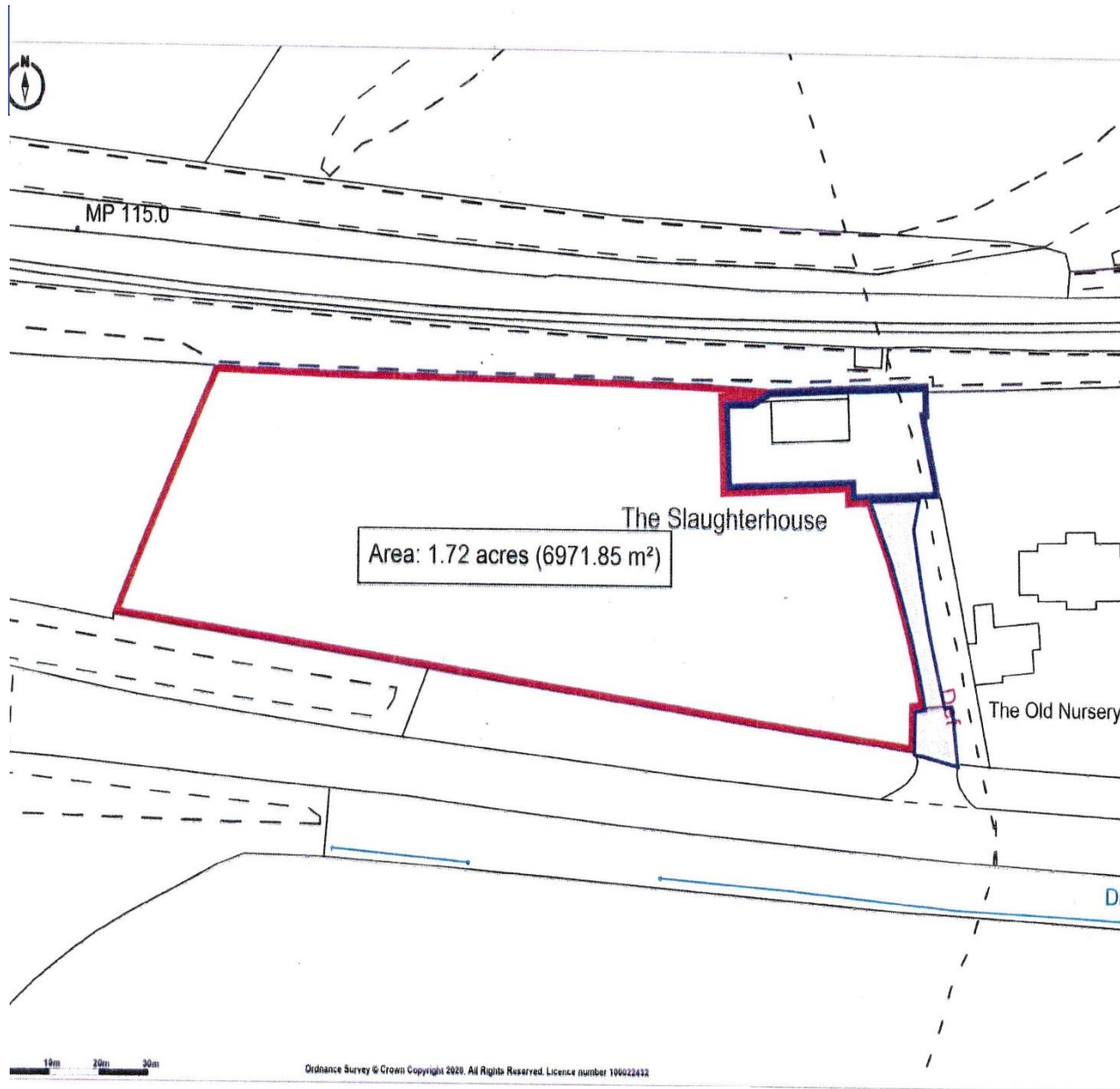
An industrial/commercial opportunity for land having frontage to the north side of the A511 at Sinope, Coalville/Ashby de la Zouch, Leicestershire with planning consent for the erection of commercial units for B1 use and a knackers yard/slaughterhouse on an area totalling 1.72 acres or thereabouts.

## Location

The site is located between the market town of Ashby de la Zouch and the north west side of Coalville and adjoining the A511 trunk road. The site has excellent communications with direct link to the Midlands motorway network via the A42 at Ashby de la Zouch 2 miles and the M1 at Markfield 6 miles. Both access points link to the Midlands motorway network with:

- Birmingham 25 miles
- East Midlands Airport 10 miles
- Leicester 17 miles
- Coventry 25 miles





The site also benefits from an area which has a good supply of labour from Coalville, Ashby de la Zouch and Burton on Trent with an overall population of over 100,000.

## Description

The site which is bounded on the northern side by a railway line and on the southern boundary a main trunk road comprises an area of 1.72 acres and the planning consent has been safeguarded by the installation of the access road to the site. The planning consent was granted by North West Leicestershire District Council for a new slaughter house (knackers yard) with a gross external area of 7,000 sq ft together with 4 linked units with car parking with a gross external floor of in excess of 6,600 sq ft.

## Town Planning

The whole site is within the North West Leicestershire District Council administrative boundary and detailed planning consent was granted by the local authority on 16th October 2017 application reference 17/01444/FULN and full details are available on North West Leicestershire District Council's website using the application reference number.

The planning permission is for the creation of an access and the development of the site with the new slaughter house and the 4 linked industrial/commercial units (B1) and also the discontinuing of the existing slaughter house which will revert to a commercial use of B1. The details of the commencement approval by the construction of the access road is available on the local authority's website.

## General Information

Wayleaves, Easements, Covenants, Rights of Way & Services

The land is offered for sale subject to all existing rights, including rights of way whether public or private, light support drainage, water, gas & electricity supplies and all other rights, easements whether or not referred to in these particulars. The former slaughterhouse will retain the existing access for all purposes and at all times.

Mains water and electricity are connected to the site.

## Method of Sale

The site is offered for sale by private treaty

## Local Authority

North West Leicestershire District Council

PO Box 11051

Coalville, LE67 0FW

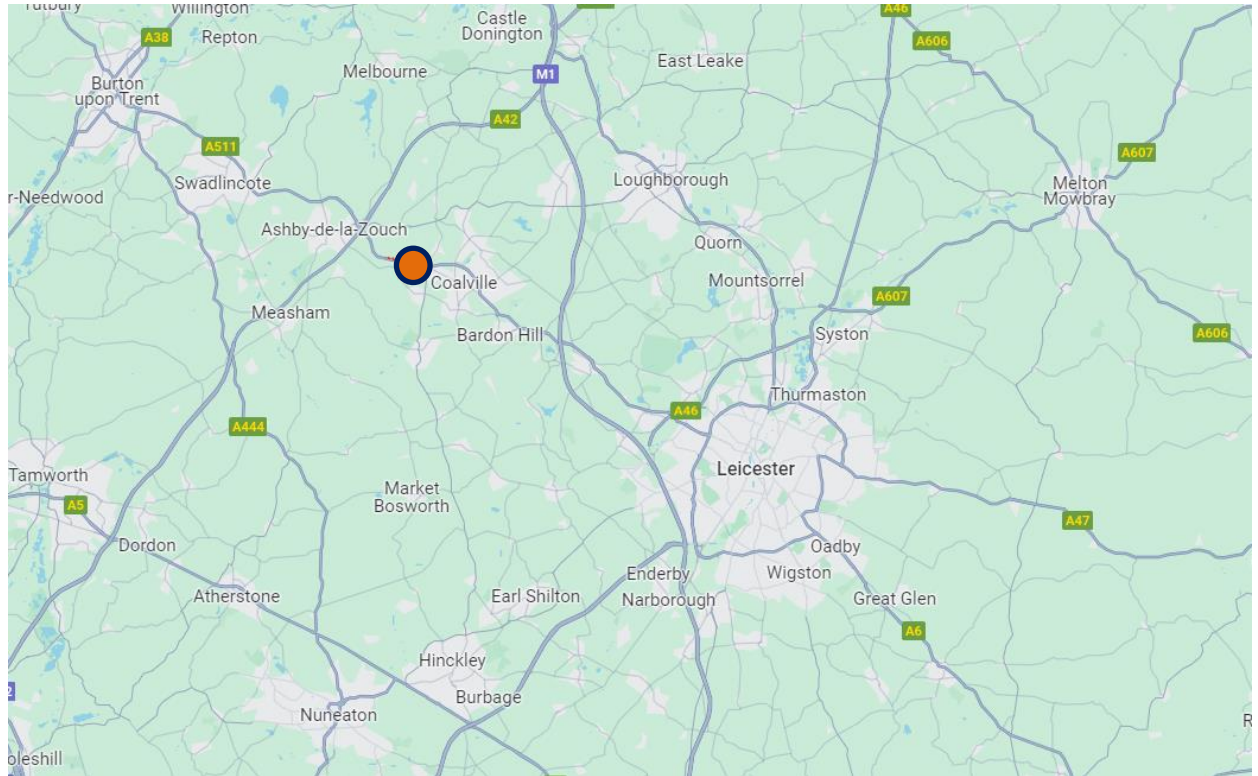
Telephone: 01530 454545

## Anti Money Laundering

In accordance with the most recent anti-money laundering legislation the buyers will be required to provide proof of identity and address to the selling agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## Selling Agents

For further information regarding the site please contact the selling agents, RM Fallowell FRICS FAAV MEWI michael.fallowell@howkinsandharrison.co.uk or Lily Taylor lily.taylor@howkinsandharrison.co.uk telephone number 01530 877977



### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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