



FRONT ELEVATION



SIDE ELEVATION 2



REAR ELEVATION



SIDE ELEVATION 1

LAND FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR 29 DWELLINGS

SANDY LANE | MELTON MOWBRAY | LEICESTERSHIRE | LE13 0GR



- Site area – 3.90 ha (9.64acres)
- Freehold Sale – Subject to Contract

Summary:

A unique opportunity to purchase an exclusive rural development site in a superb location located between the market town of Melton Mowbray and the village of Burton Lazars.

The plans are for 29 dwellings which will create a prestigious and exclusive development.

Description:

The site is located in the open countryside of Sandy Lane approximately one mile to the south of Melton Mowbray, of approximately 3.90 ha (9.64 acres).Presently the land is an area of amenity land, previously used for a poultry farm and before that a POW site.

Location:

What3Words location –anyway.upholding.unique

The site is located approximately one mile to the south of the market town of Melton Mowbray close to the village of Buton Lazars. Please see accompanying location plan.

Planning:

Outline planning permission by Melton Borough Council Reference No: 15/00537/OUT with reserved matters, granted with Reference No: 20/00438 DEM and the subsequent variation of conditions Reference No: 23/00382/VAC

Remarks and Stipulations:**Tenure and Possession:**

The site is available as freehold with vacant possession being given upon completion of the purchase.

Value Added Tax:

Please note the Vendor will be opting to tax the property for VAT Prior to sale and output of VAT will be chargeable on the purchase price of the land.

Method of Sale:

The property is being offered for sale by private treaty.

Services:

All prospective purchasers should investigate and satisfy themselves as to the adequacy and location.

Authorities:

County - Leicestershire County Council - **0116 232 3232**

District - Melton Borough Council - **01164 502502**

Water - Severn Trent Water - **0800 7834444**

Arbitration:

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements and Right of Way:

The property is sold subject to all rights of way, wayleaves and easements whether mentioned or not.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries and viewings:

For further information and an appointment to view, please contact Richard Newey on **0116 2814931**.

Price Guide:

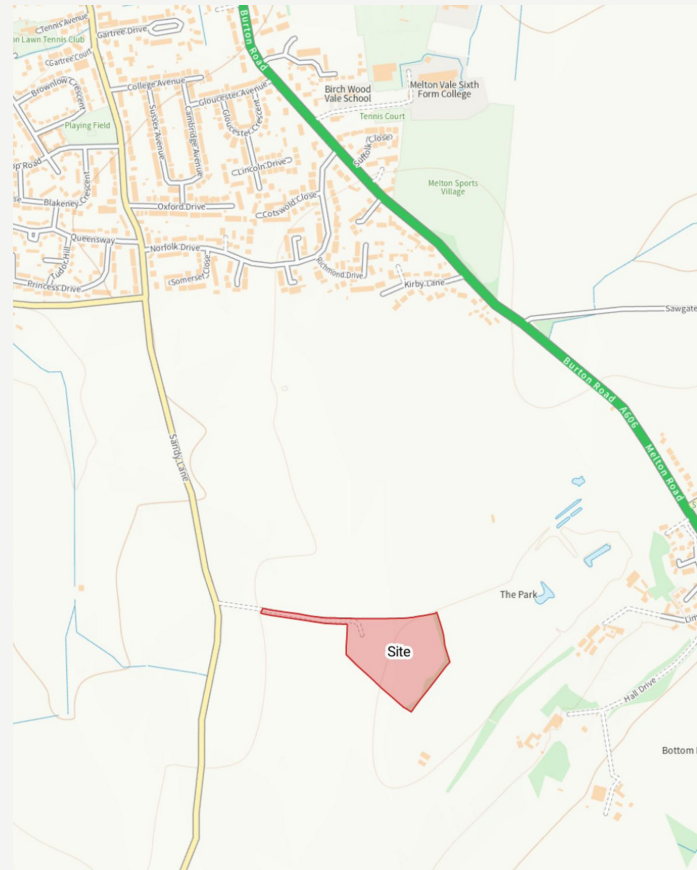
£3,000,000.

Photographs dated: June 2023

Particulars dated: June 2023

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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