

The #1 Agent in the area bringing London & out of area buyers to your door



## Land Off, Wood Lane, Greetham, Oakham, LE15 7SN

A rare opportunity to purchase approximately 7 acres of mature grassland, available as a whole or potentially subdivided into three separate lots. The land benefits from an access strip running alongside adjacent woodland, providing easy entry and potential for various uses.

This parcel of land borders other land that has successfully undergone a change of use for commercial and light industrial purposes, including a storage warehouse, offices, a lorry operator's license, and a waste transfer license. Additionally, there is a brick office building with driver accommodation. Given the history of successful planning changes in the area, there is a strong potential for future uplifts in planning and value for this land. Currently, the land is being sold with agricultural use but with an uplift of 50% for any future planning achieved (subject to offer).

For sale by formal tender, with a closing date for bids of Thursday, 19th December (unless sold prior).

Viewings are strictly by appointment only. Please contact the office to arrange a visit.





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