



Hermitage Road, Coalville, LE67 5EH



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

An opportunity to purchase a potential development site (subject to planning) measuring approximately 0.3578 acres (1,447.95m²). The land is offered for sale on unconditional or conditional subject to planning basis (terms to be agreed).





Key Features

- 0.36 Acre Site
- Development Opportunity (Subject to Planning)
- Available unconditional or
- Subject to planning basis
- Located within the Village

**Offers In Excess Of
£435,000**

LOCATION

The site is located on the south-western edge of Whitwick in west Leicestershire. The site benefits from a good road network with the A511 just to the south which has good links to the M1 & A42. The site is a short distance from the centre of Whitwick and Coalville, which both have a good range of facilities. The site backs onto Hermitage Lake & Recreation Ground.

DESCRIPTION

The site comprises a former haulage yard of approximately 0.3578 acres (1447.95m²). The site is mostly tarmacked with a few areas of grass/hard standing. There is a single-storey brick building that has no current use. The land will be sold as seen. The land backs onto Hermitage fishing lake & recreation ground.

PLANNING

The site does not have any current planning consent. Prospective purchasers should make their own enquiries with the local authority. (North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ).

The selling agent is not aware of any previous planning applications.

SERVICES

The land is sold subject to and with the benefit of all wayleaves, easements and rights of way that may exist whether specifically mentioned in these particulars or not.

The electric supply brick building is via 148 Hermitage Road and will be severed on completion

METHOD OF SALE

The land is offered for sale on unconditional or conditional subject to planning basis (terms to be agreed).

The Vendor reserves the right to initiate an informal tender/best offers process.

CONDITIONS

- The Purchaser will be required to submit a planning application for residential development within three-month of exchange of contracts.
- The Purchaser would be required to pay a 10% deposit on exchange of contracts
- The Vendors will reserve the right to approve any plans & elevations.
- The Purchaser will not erect any buildings within 1.5m on the boundary to 168 Hermitage Road.
- The Purchaser will be required to pay the agents fees of 0.6% + VAT of the agreed sale price on exchange of contracts that would be a deductible but not refundable basis.





VIEWINGS

Viewings by appointment only. Please contact Peter Chennells to book a viewing.

LAND REGISTRY TITLE

The land is registered with the land registry. The title numbers: LT383668 & LT169590. Vacant possession provided on completion.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Agent is not aware of the land being connected to any services. Potential Buyers should make their own enquiries.

FIXTURES & FITTING

The site is sold as seen with all fixtures and fittings are included the sale with the exception of the run and adjoining sheds.

FURTHER INFORMATION

For further information, please contact:

Peter Chennells BSc MSc MRICS

Tel: 01509 243720

Email: peter.chennells@andrewgranger.co.uk

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

PHOTOS & PLANS

For identification and marketing purposes only. Rights reserved



Floorplan



EPC Rating -

Tenure - Freehold

Council Tax Band - Exempt

Local Authority
North West Leicestershire District
Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

To arrange a viewing please contact our Rural (AG) office on 01858 431315



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