



Strategic Development Land
Land at South Drive, Stoney Stanton, Leicestershire, LE9 4JP

HOWKINS &
HARRISON

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An opportunity to acquire a potential development site on the outskirts of Stoney Stanton, a village within Blaby district.

Features

- Land with potential for development
- Gross site area of approximately 2.63 acres (1.06 hectares)
- Located in an established village with local amenities
- Data room available with relevant planning information
- Offers invited by 12 noon, Friday, 22nd November 2024

Location

The site is situated to the east of Stoney Stanton, a village in the Blaby district of Leicestershire. The village provides a range of amenities, including a Co-op, tennis club, pubs, a library, and Manorfield Primary School. The site benefits from good access to transport links, with the M69 motorway nearby. Local towns and cities, including Hinckley, Earl Shilton, Leicester, and Lutterworth, are within a commutable distance.

Site Access

The site is currently accessed via South Drive.

Distances

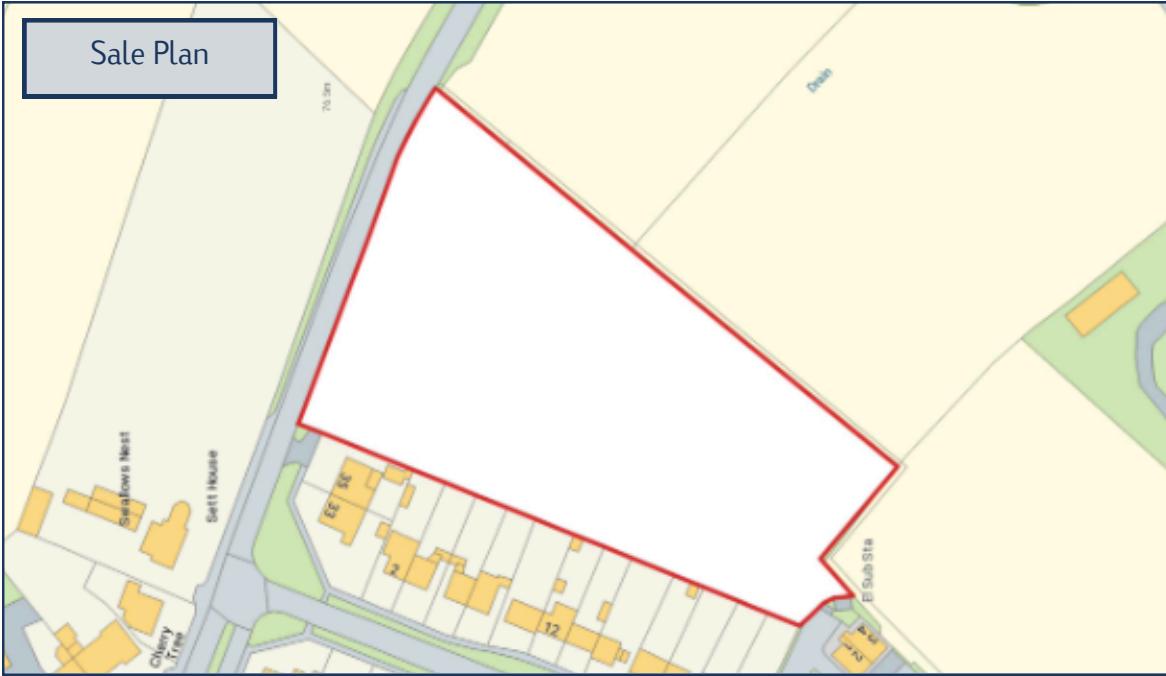
Hinckley: 6.2 miles
Earl Shilton: 3.9 miles
Leicester: 10.6 miles
Lutterworth: 9.3 miles

Sale Plan

The site extends to approximately 2.63 acres (1.06 hectares) and consists of a relatively flat parcel of land. Vehicular access is provided on the southern boundary via South Drive. The site has road frontage on Broughton Road to the north, with agricultural fields to the south and east and existing residential properties to the west.



Sale Plan



Planning Status

The site falls within the Blaby District Council Local Plan (Core Strategy 2013 and Delivery DPD 2019) and the Fosse Villages Neighbourhood Plan. The land is designated as Countryside and lies outside the defined Limits to Development. It is currently utilised as green space but is not formally designated as a recreation ground. The site is not located within a Conservation Area and is in Flood Zone 1.

Interested parties are advised to review the Local Plan and supplementary planning documents to understand the policy context.

Method of Sale

The site is being sold by informal tender. Prospective purchasers are invited to submit offers based on either a conditional contract, subject to obtaining satisfactory permissions, or on an unconditional basis. Offers must be submitted by midday on Friday 22nd November 2024, using the bid proforma provided in the data room.

For conditional offers, the Seller requests the following:

- A proposal for a scheme that maximises site value.
- An offer subject to any conditions. A minimum price after all deductibles.
- Confirmation of the purchase price, inclusive of a 10% non-refundable deposit Confirmation that the buyer agrees to commission any ground investigation report at their own expense.
- Agreement that the buyer will cover the Seller's reasonable legal fees.
- Agreement to cover the Seller's agent fees of 1.5% plus VAT of the sale price, with a minimum fee of £12,000 plus VAT.

The vendors reserve the right to reject any or all offers.

Important Notice

- These particulars have been prepared to provide a fair overview of the property. Interested parties should request further information if necessary.
- These particulars do not imply that the property is in good structural condition or that any services or facilities are in working order. Prospective purchasers must satisfy themselves on such matters. The photographs depict only certain parts of the property and may not reflect the current condition.
- Any measurements or distances mentioned are provided as a guide and are not precise. Purchasers must rely on their own enquiries.

Data Room

An information pack, including the bid pro forma, is available for review in the data room. Please email amy.simes@howkinsandharrison.co.uk for access.

Tenure

The site will be sold freehold with vacant possession provided upon completion.

VAT

The landowner reserves the right to charge VAT at the applicable rate.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to all existing rights, including rights of way, easements, and wayleaves, whether mentioned in these particulars or not.

Overage

The vendors reserve the right to include overage provisions depending on the final sale terms.

Photographs

Photographs of the site were taken in July 2024.

Sale Boundaries & Tenure

The land is outlined in red on the plans for reference only. The red lines are for identification purposes and should not be relied upon. The freehold land offered for sale is registered under Land Registry Title Number LT384460. Prospective purchasers should satisfy themselves regarding the property's boundaries and description.

Anti Money Laundering Regulations

Under the Money Laundering Directive (S1 2017/692) we are required under due diligence as set out under HMRC to take full identification (eg Photo ID and recent utility bill as proof of address) when a potential purchaser submits an offer for a property. Please be aware of this and have the information available.

Local Authority

Blaby District Council
Tel: 0844 736 9545

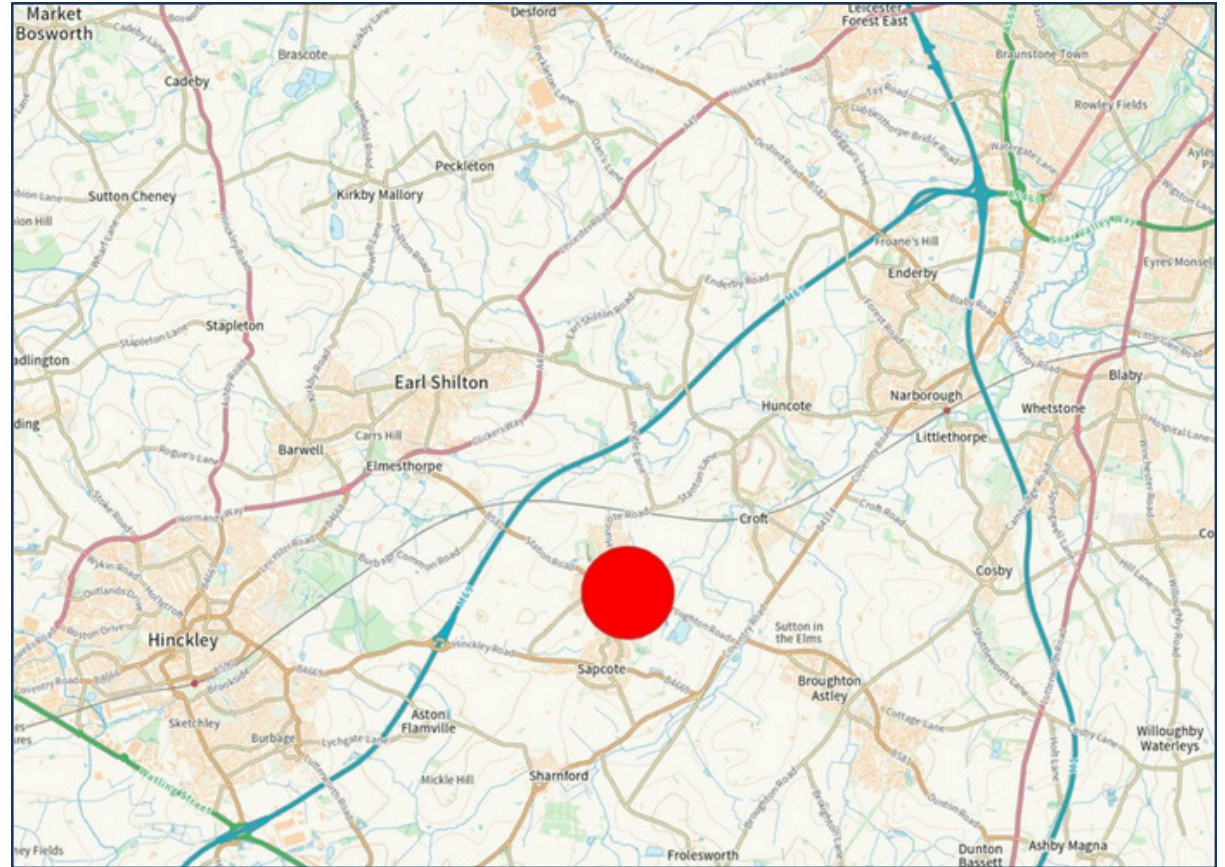
Viewing Arrangements

Viewings are by appointment only. Please contact Howkins & Harrison to arrange access. Neither the landowner nor their agents accept responsibility for the health and safety of individuals on the site.

Selling Agents

Michael Fallowell, Howkins & Harrison LLP
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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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