



SANSOM HAMILTON & Co

Chartered Surveyors & Rural Business Consultants

RESIDENTIAL DEVELOPMENT SITE Off Heather Lane, Ravenstone, Leicestershire



RESIDENTIAL DEVELOPMENT SITE

Ravenstone Leicestershire

Leicester - 14 miles

Tamworth - 18 Miles (rail link to London)

Birmingham City Centre - 34miles

A42 - 2 miles

M1 - 6 miles

East Midlands Airport - 15 miles

A prime residential opportunity in well located North West Leicestershire village. Planning Consent for up to 37 dwellings on 2.2 hectares (5.43 acres)

For sale by informal tender:

- Outline planning permission for 37 dwellings
- Well regarded edge of village location
- Close to village facilities including primary school and shop
- Edge of village location
- Within the National Forest
- Signed and completed S106
- Countryside views

Situation:

Occupying a semi-rural position on the south side of the village of Ravenstone and close to the historic centre of this village. Excellent road links to the Midlands road network are close by.

Planning:

On 18th August 2017 North West Leicestershire District Council granted permission (ref16/001151/OUTM) for an outline application for up to 37 houses including 11 affordable housing units.

A full pack containing information for prospective buyers registering an interest will be available.

Interested parties should email
mjs@sansomhamilton.co.uk for access.

Local Authority:

North West Leicestershire District Council, Council Offices,
Whitwick Road, Coalville, Leicestershire LE67 3FJ

The site information pack includes:

- Proposed Layout Plan
- Planning Permission
- Ecological Assessment
- Flood Risk Assessment
- Transport Assessment
- Design & Access Statement
- S106
- Ground Condition Report

Viewings:

Strictly by appointment with the sole selling agents. The site is currently run as a garden centre and we respectfully request interested parties make an appointment to view.

Tenure:

The property is to be sold with vacant possession. The vendor will retain a narrow strip of land to the south-west, west and northern edges of the site.

Method of sale:

The site is offered for sale by Informal Tender with the purchasers invited to submit offers on an unconditional basis by 12 noon on 31st October 2017.

Within the offer, prospective purchasers will be invited to set out the following:

- The level of offer on an unconditional basis
- Breakdown of assumptions and abnormal costs allowed for

- Proof of funding
- Board approval and signing-off procedures
- Anticipated timescale to completion

Any offer accepted will be on the basis of an exchange of contracts within 6 weeks of formal acceptance.



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BEESLEY'S GARDEN CENTRE - RESIDENTIAL RE-DEVELOPMENT PROPOSAL - HEATHER LANE, RAVENSTONE, LEICS.



DCI architecture ltd
 The Rural Design Office
 Barns Health Farm
 Smeaton Road
 Appleby Magna
 Derbyshire
 DE12 7AJ
 T: 01530 588141
 M: 07834 162626
 E: dciarch@me.com



project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 BEESLEY'S GARDEN CENTRE,
 HEATHER LANE, RAVENSTONE
 client:
 MR D BEESLEY
 type:
 OUTLINE PLANNING DRAWING
 drawing no:
 796-08.03C
 version:
 A. LAYOUT REVISED JAN 16
 B. Future footpath/cycle link added. MAR 16
 C. Layout revised to accommodate 76, 77, 78, 79 & 80 plots
 drawing by:
 DARREN BEESLEY
 scale:
 1:500
 date:
 AUGUST 2016



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Martin Sansom MRICS FAAV
Sansom Hamilton & Co.

The Estate Office, Barns Heath Farm
Appleby Magna, Swadlincote, Derbyshire DE12 7AJ

Tel: **01530 274548**

Email: **mjs@sansomhamilton.co.uk**

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