



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Residential development site for sale with the benefit of a **resolution to grant outline planning permission** for 33 dwellings.

Offers by 12 noon Monday 5 October 2015.

LAND AT OAKLEY ROAD AND HALLAMFORD ROAD
Shepshed, Leicestershire LE12 9AU

Carter Jonas

Residential development site for sale with the benefit of a resolution to grant outline planning permission for 33 dwellings. The site extends to approximately 4.45 acres (1.8 hectares). Located 4 miles west of Loughborough.

Offers invited by 12 noon Monday 5 October 2015.

THE OPPORTUNITY

The development site is situated to the west of the town of Shepshed with a frontage onto Oakley Road. The site has the benefit of a resolution to grant outline planning consent for 33 dwellings.

The site is being offered for sale freehold by informal tender on an unconditional basis bids to be received by 12 noon on Monday 5 October 2015.

THE PROPERTY

The site has been used for many years for equestrian purposes, all of the associated buildings are positioned close to the current access onto Oakley Road.

The site extends in total to approximately 4.45 acres (1.8 hectares) and has a frontage running from Hallamford Road down Oakley Road.

The site has a distinct gradient running from Southeast to Northwest from Oakley Road down to Black Brook.

Hallamford Road forms one of the boundaries and comprises a 'sunken lane'.

LOCATION

Shepshed is a popular market town with a wide range of amenities including a Asda and Co-Op supermarkets, a Tesco Express and Co-Op Food, a wide range of local and independent retailers, a weekly market on Friday, library, 7 schools combining both primary and secondary education, the nearest primary schools are St Botolph's C of E primary and St Winifred's Catholic Primary School.

Loughborough is located only 4 miles to the east of Shepshed which has a range of larger facilities including a mainline railway station. Loughborough has a full range of popular/prestigious independent schools including The Grammar and High and Our Lady's Convent.

Shepshed is located 2 miles from junction 23 on the M1 which provides convenient access to the regional road network including the A6, A42, A453 and A511.

East Midlands airport is only 6 miles away, the site is not under the flight path.

PLANNING

The site has a resolution to grant outline planning permission reference No. P/13/1838/2 subject to entering into a section 106 agreement.

The consent is for up to 33 dwellings with all details reserved for the full permission.

The section 106 agreement includes 30% provision for affordable housing.

A highway solution has been included within the application and proposes a platform arrangement linking the site with New Walk directly the other side of Oakley Road.

The section 106 costs are scheduled in the committee report and equate to approximately £7,000 per plot. It is anticipated that the section 106 agreement will be signed prior to contracts being exchanged for the disposal of the site.

TENURE

The freehold land will be available with vacant possession upon completion.

INFORMATION PACK

A detailed information pack has been prepared and is available in a drop box, access codes available from the agents. The information will include:-

- Local authority committee report.
- Housing statement.
- Transport assessment.
- Road safety audit (revised).

- Design and access statement.
- Sustainability statement.
- Landscaping and visual impact assessment.
- Tree survey report.
- Land contamination assessment.
- Hidden utilities survey.
- Flood risk assessment.
- Archaeological statement.
- Biodiversity survey and report.
- Topographical survey.
- Arboricultural impact assessment.
- S106 Heads of terms.
- Land registry information.

There is additional information available on the Charnwood Borough Council website.

OVERAGE

An overage will be applied should the purchaser enhance the existing planning permission to a site coverage in excess of 36 units.

SALES OVERAGE

Developers are encouraged to include sales overage as part of their bid.

METHOD OF SALE

Informal best bids are to be submitted by noon Monday 5 October 2015 either by email as an attachment, email address nick.muncey@carterjonas.co.uk or by letter with the envelope marked 'informal tender for Oakley Road and Hallamford Road, Shepshed, c/o Nick Muncey, Carter Jonas, 6-8 Hills Road, Cambridge CB2 1NH'.

Prospective purchasers should set aside Thursday 8 October for interviews.

VIEWING

Prospective purchasers must arrange an appointment with the agents prior to inspecting the site.



PROPOSED LAYOUT OF THE SITE

-  PUBLIC OPEN SPACE
-  PRIVATE GARDEN SPACE
-  ADOPTABLE STANDARD ROAD
-  ADOPTABLE STANDARD FOOTPATH
-  PRIVATE DRIVEWAY



ALL PROPOSED SITE LAYOUT SHOWING ADJACENT APPROVED DEVELOPMENT
 A: Proposed revised, 0.00, 00000
 B: Proposed revised, Site revised, 0.00, 00000
 C: Site revised to show Flood zone 2, 0.00, 00000

Drawn: RJM
 Checked: RJF
 Date: August 2013

PROPOSED DEVELOPMENT
 OAKLEY ROAD
 SHEPPARD
 LEICESTERSHIRE

Land & Property Consultants
 Bedford, Buckingham
 Ipswich, Colchester
 robinsonandhall.co.uk





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Note: All plans not to scale