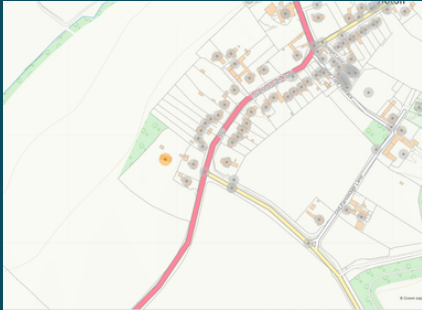




Potential Development Site

40 Loughborough Road, HotonLE125SF

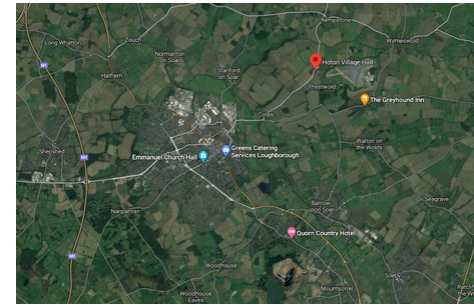
MOORE
& YORK



Property at a glance:

- Potential development site
- Approximately 1.5 Acres
- Additional Land By Negotiation
- Flat and level site
- Rare opportunity
- North Leicestershire location
- Conservation area
- Options to purchase sought
- Viewing: Strictly by appointment
- Charnwood Borough
- Easy access to Nottingham

P.O.A. Freehold



A potential development site of approximately 1.5 acres or thereabouts (edged in red - see plan) with further land (edged in green - see plan) available subject to negotiation for which the owners seek a buyer on an option or conditional sale basis with terms to be agreed. A very rare opportunity indeed in this sought after village in North Leicestershire situated just 3 miles north-west of Loughborough town centre and with excellent links for travel to Nottingham, Leicester and beyond for commuters. Offers are sought on the basis of the buyer submitting and completing a successful planning application, planning previously applied for ref: P/22/1603/2.

HOTON

Hoton is a well regarded village and conservation area which lies close to the Leicestershire and Nottinghamshire county borders and enjoys a village hall and public house with a thriving community which organise many village events throughout the year. Set on the A60 with rapid access to the market town of Loughborough, West Bridgford as well as Nottingham and Leicester city centres (Hoton is situated approximately equidistant to the latter two locations) making the area ideal for the commuter. Major link roads and the motorway network are also within close proximity, direct rail links to London can be found at Nottingham and Loughborough with East Midlands International Airport nearby.

GENERAL INFORMATION

The site (edged in red) has been measured out approximately but exact dimensions/boundaries, further land (edged in green) access and purchase terms are flexible and to be agreed. The owners seek a development partner and the site is offered on an option to purchase basis with a refundable down-payment required to secure the site for a period of time to be negotiated upon which the buyer will be expected to take steps to submit a planning application (in timely fashion) which will seek to maximise the site value for the sake of both parties.

SERVICES

We understand services are available in the road outside but cannot confirm this and it is the

responsibility of the purchaser to make relevant enquiries with regard to availability.

SURVEYS

Site surveys have been carried out in various forms by the previous applicant and may be available for purchase from the prior applicant.

P/22/1603/2

Previously, an application for four dwellings was submitted under the above heading and refused by Charnwood Borough Council, the application refusal was not appealed although this does not necessarily reflect the previous applicants view on the chance of a successful appeal.



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

