

For Sale

Subject to Contract

LAND EAST OF NOTTINGHAM ROAD,
MELTON MOWBRAY,
LEICESTERSHIRE, LE13 0NU

Prime
Development
Opportunity
(SUBJECT TO PLANNING)

**5.68 acres
(2.30 hectares)**

**Positive pre-app
for residential or
care led
development**

**Suite of
technical
information
available**

**Bid Deadline:
12 Noon
8th March 2023**

CBRE



Location

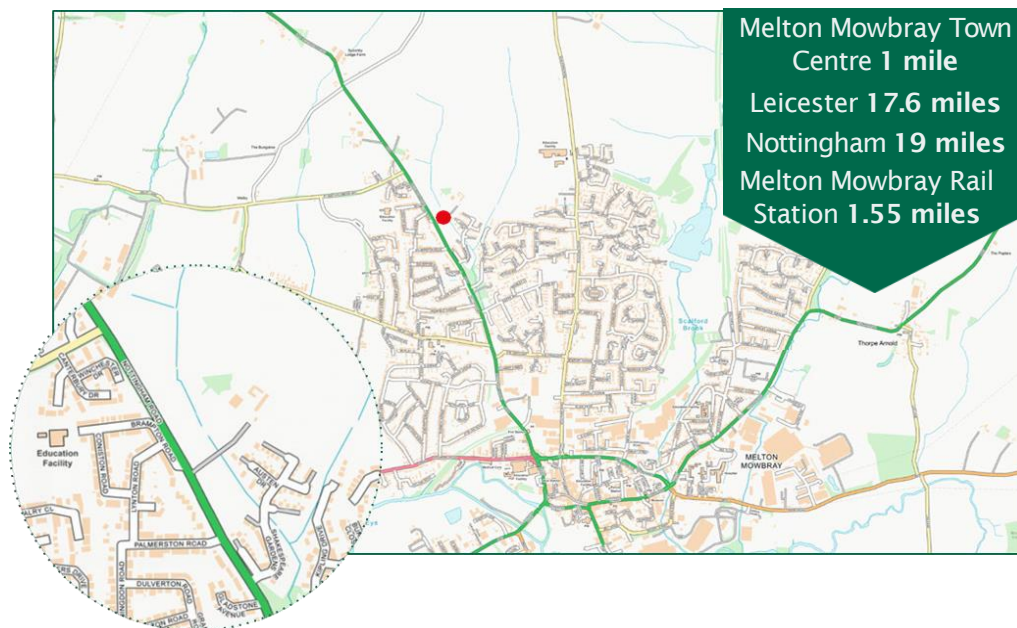
The Site comprises circa 5.68 acres (2.3 hectares) of land located approximately 1 mile north-west of Melton Mowbray town centre, which is currently used as grazing land for horses. The Site is bounded by A606 Nottingham Road to the west, residential development to the south (off Shakespeare Gardens), Sysonby Lodge to the east and open grassland to the north.

Melton Mowbray is situated approximately 28km (17.60 miles) to the north-east of Leicester, and 31km (19 miles) to the south-east of Nottingham.

Melton Mowbray offers local retail amenities, and public bus services. The nearest school is St Mary's CoE Primary School located 0.3km (0.19 miles) to the west.

The nearest rail station to the site is Melton Mowbray Rail Station, circa 2.5km (1.55 miles) south of the site which provides access to Nottingham, Leicester, Birmingham, and London Stansted Airport.

The Site is well positioned for public transport access to the town centre with bus stops located along the Nottingham Road, within 0.4km (0.25 miles) of the site access. The stops are served by bus services 19 and 24 and can be accessed via the existing footways along Nottingham Road.



Description

The Site has existing access off the A606 Nottingham Road via a paved driveway, which also provides access to Sysonby Lodge and residential dwellings within its grounds. The access is within the ownership of the Vendor.

The site is not located in a Conservation Area and does not contain any locally listed buildings however 'Sysonby Lodge' adjacent is a Grade 2 listed building. Sysonby Lodge (Grade II listed building) is located circa 85m to the north of the Site, which has planning for the subdivision into a 10No. apartments, and a further 24No. new build houses in the grounds. Views between the Site and the setting of Sysonby Lodge are limited by the dense vegetation and mature treeline running along the boundary between the Site and Sysonby Lodge.

The topography of the Site is situated at a lower point than land along the boundary of A606 Nottingham Road and Sysonby Lodge, sloping by approximately 9 metres from the northwest to the southeast corner of the Site.

The Site is located in Flood Zone 1.



5.68 ACRES
(2.30 hectares)

Planning

CBRE Planning submitted a pre-application document to Melton Borough Council in October 2019. A copy of the submission document and Council response can be found on the data room.

The Council supports the principle of residential development, as the site is surrounded by residential development/applications to all sides except the west. The Council agreed that the site has a close relationship to Melton Mowbray and surrounding residential development.

The Council's Conservation Officer does not object in principle to proposed development along the boundary of Sysonby Lodge's listed curtilage and states that development would not negatively impact on the setting of Sysonby Lodge providing that the use of materials are sympathetic and align with the design code established for the neighbouring site (ref: 16/00926/OUT); scale of dwellings do not exceed the scale and ridge height of neighbouring site; and, careful landscaping avoids harm to the approach to Sysonby Lodge.

For further planning enquiries, please contact Melton Borough Council on 01664 502 502.



SERVICES

Mains water, gas, electricity, drainage and BT are understood to be available to service the proposed development.

Prospective purchasers are however advised to make their own enquiries of the relevant utility providers.

TENURE

The site is to be sold freehold, with full vacant possession.

The site is currently let on a grazing licence with flexible Landlord breaks.

Copies of the title and searches undertaken can be found on the Data Room.

TECHNICAL DATA

Copies of the various supporting documents are available within the dedicated extranet Data Room, under the following headings;

Town Planning (including pre-application response dated 10.2.2020)

Topographical Survey (dwg and PDF)

Constraints Plan

Phase 2 Ground Investigation

Ecology Statement

DATA ROOM

The technical data is held in the dedicated extranet Data Room, available via password access only.

Password access to the Data Room is available upon request from CBRE.

VIEWING

Viewing of the site is available by roadside inspection at any time.

On site access to the site can be arranged by prior notice through the sole selling agents (details below).

BID PROCESS

Offers are invited for the freehold interest in the site.

Interested parties must submit their offers in writing, to include completion in full of the Bid Proforma, which is available upon request.

Offers are to be submitted to CBRE's Birmingham Office, for the attention of Jack Jones and Will Kilgallon.

The vendor reserves the right not to accept the highest, or any offer received. Each party is to beat its own legal costs in connection with this transaction.

SUBJECT TO CONTRACT Disclaimer: CBRE Limited, April 2021

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1 We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2 We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Confidential & Proprietary | © 2021 CBRE, Inc.

Jack Jones

Development
07796 311 209
Jack.Jones@cbre.com

Will Kilgallon

Development
07918 361372
Will.Kilgallon@cbre.com

CONTACT

CBRE