

OAKHAM

PANNIERS WAY • LE15 7US

0.94 ACRE
DEVELOPMENT PLOT FOR SALE

- Residential and Retail development site
- Located adjacent to the Old Buttercross public house
- Nearby occupiers include BP/M&S Filling Station & Aldi
- Plot benefits from existing planning consent for a 39 bedroom hotel
- Potential for alternative uses subject to planning



(0.38 hectares)
0.94 acres

ON BEHALF OF



MARSTON'S

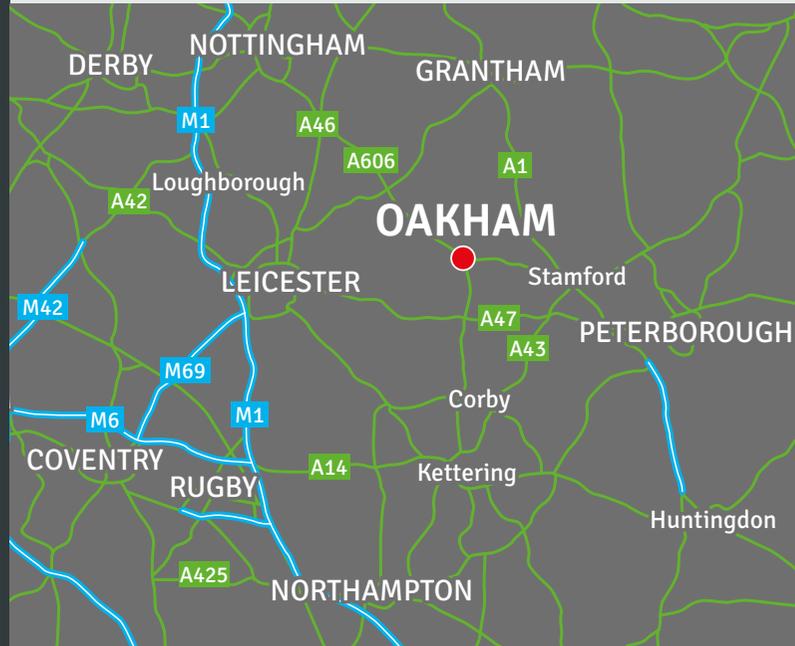
RAPLEYS

LOCATION

Oakham is in the county town of Rutland in the East Midlands approximately 21 miles to the east of Leicester and 30 miles to the south-east of Nottingham.

The subject site is located to the north of Oakham and is situated on Panniers Way opposite the Old Buttercross public house and close to a new Aldi foodstore and BP petrol filling station with Marks & Spencers store.

A planning application for 120 new homes has recently been submitted on the land directly opposite and a McDonald's drive thru is proposed on the corner of Hackamore Way and Lands End Way. The surrounding area is mixed commercial and residential in character with the immediately surrounding land zoned for employment use.



PLANNING

The site benefits from a planning consent for a 39 bedroom hotel under application 2017/0627/MAJ. It is within a larger site zoned for employment use.

Interested parties are advised to make their own enquires of Rutland County Council's planning department.

Proposed Elevations



NORTH EAST



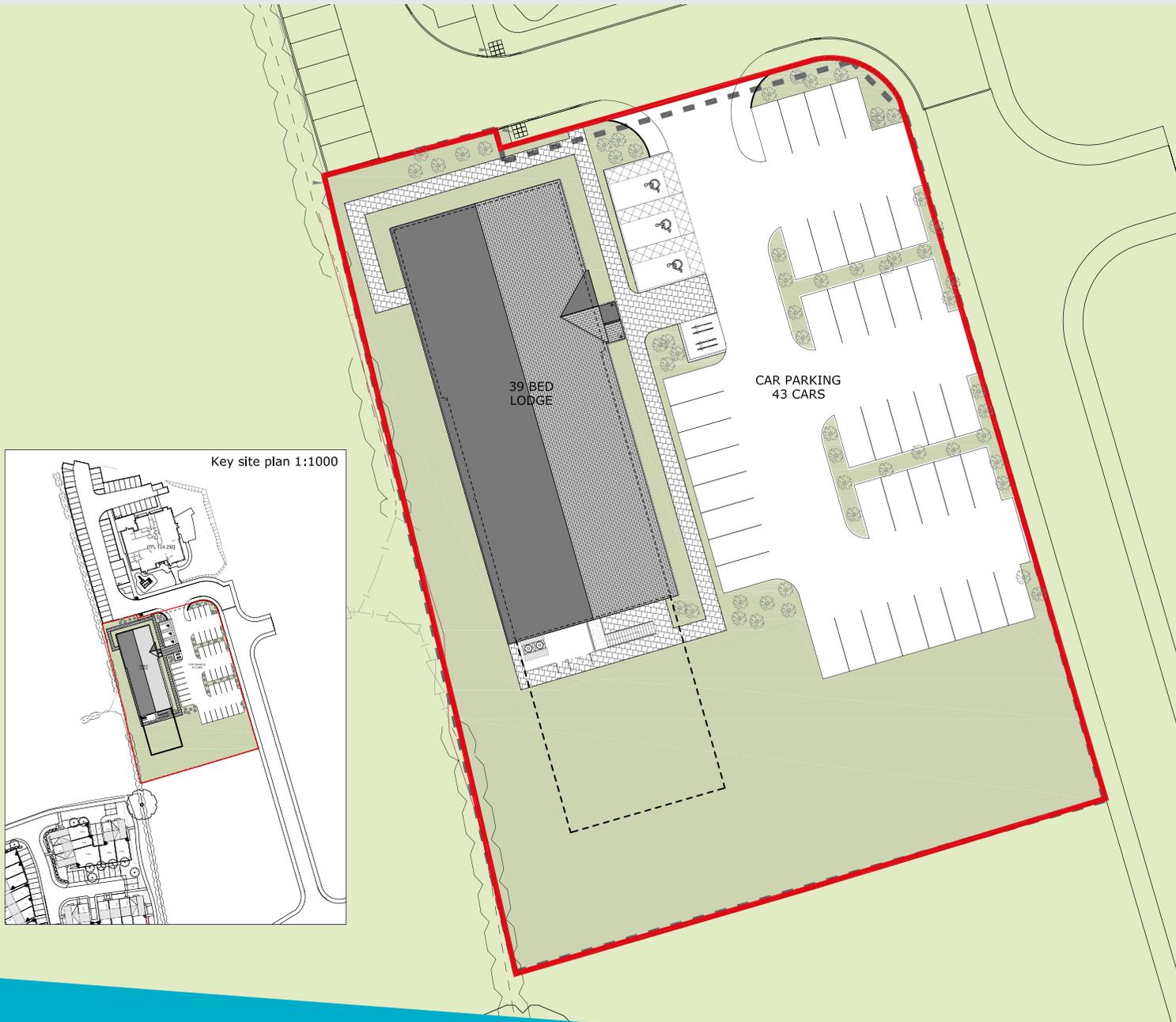
SOUTH WEST



NORTH WEST

SOUTH EAST

For Illustration Purposes Only



DESCRIPTION

The site comprises 0.94 acres and is predominantly level. It benefits from estates infrastructure works consisting of access road, water, drainage and electricity.

TENURE

Freehold.

TERMS

Offers are invited for the freehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from Panniers Way at any time. Parties wishing to view may do so entirely at their own risk.



RAPLEYS

CONTACT

Jonathan Jones

jonathan.jones@rapleys.com • 07917 032 674

Alfred Bartlett

alfred.bartlett@rapleys.com • 07738 090 760

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey – © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright. All rights reserved. Licence No. ES 100004619. Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. March 2020. carve-design.co.uk 14519/2