

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

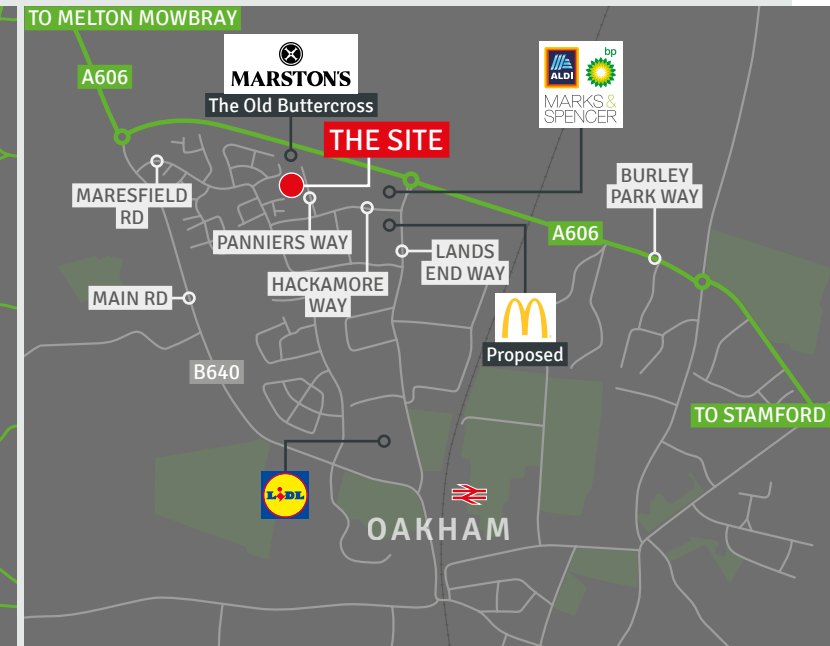
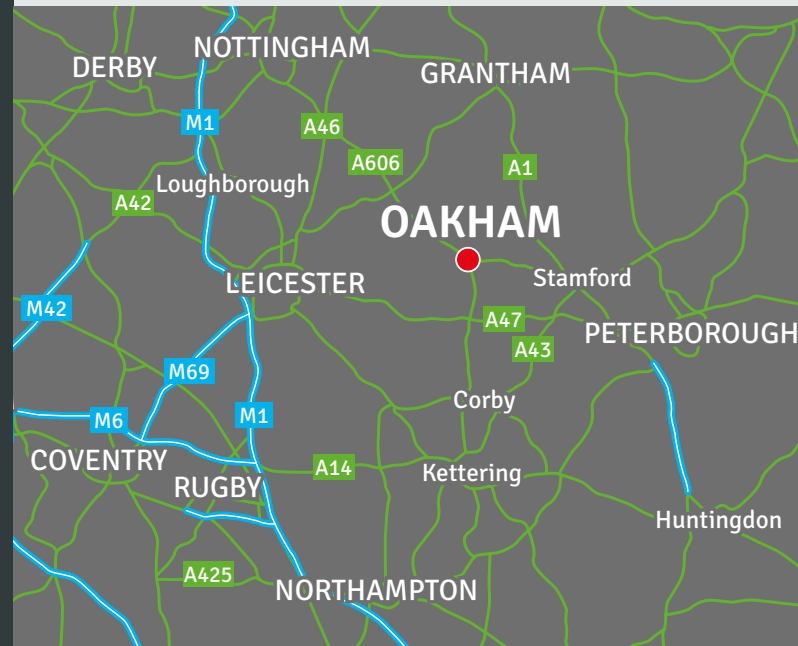
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LOCATION

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 & Spencer's 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

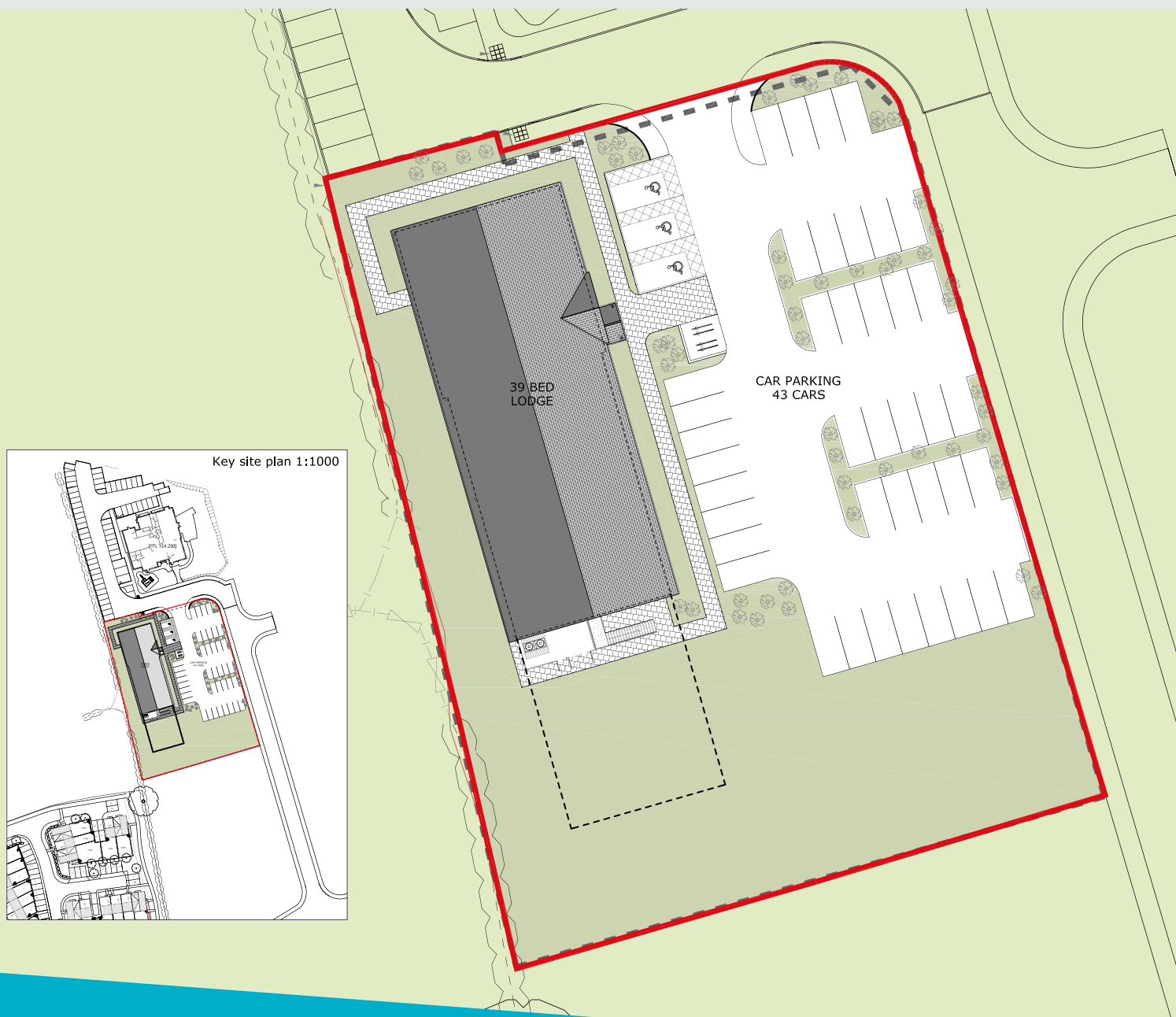
The site benefits from a planning consent for a 39 bedroom hotel under application 2017/0627/MAJ. It is within a larger site zoned for employment use.

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

Proposed Elevations



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

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