



FOR SALE - Offers Invited over £500,000



Agricultural or Amenity Land with a Potential Building Plot
Land off Roecliffe Road, Warren Hill, Woodhouse Eaves, Leics, LE12 8TN

Land off Roecliffe Road, Warren Hill, Woodhouse Eaves, Leicestershire, LE12 8TN

A rare opportunity to acquire approx. 18.66 acres (7.55 ha) of agricultural pasture or amenity land on the edge of the highly desirable area of Woodhouse Eaves in North Leicestershire, with a potential building plot subject to planning.

LOCATION

The Land adjoins the popular village of Warren Hill closely situated to Woodhouse Eaves and Bradgate Park. It is easily accessible from a number of other larger conurbations including Rothley (4.0miles/6.4km), Loughborough (6.1miles/9.8km) and Leicester (7.5miles/12.0km).

DESCRIPTION

The Land comprises of a parcel of pasture land and a potential building plot (subject to planning), lying to the South West off Roecliffe Road accessed by either of two agricultural gates off the public highway. It benefits from a small agricultural timber building/stable, stockproof boundaries and a roadside livestock pen.

The Land benefits from a potential building plot (subject to planning) which incorporates a dilapidated static caravan and woodland strip.

TENURE

The Land is sold freehold with vacant possession available on completion upon the removal of the owners' livestock.

VALUE ADDED TAX

Exemption to VAT has not been waived on the site and VAT should not therefore be chargeable on the purchase price.

METHOD OF SALE

The Land is offered for sale as a whole by Private Treaty. Offers are invited over £500,000 and all bids should be provided to Mather Jamie Ltd in writing using the details provided.

OVERAGE

An overage will be retained by the Vendors. The overage clause will specify that 50% of any increase in value of the land or buildings due to development as a result of a permitted planning consent (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors or their successors in title should such development occur within 30 years from the date of completion. The overage may be able to be triggered on multiple occasions.

FLOOD RISK ASSESSMENT

The FRA confirms that the site lies within Zone 1 of the EA's Flood Map for Planning (indicating a >0.1% annual probability of flooding).

ACCESS AND HIGHWAYS

The Land is accessed off Roecliffe Road via the public highway.

SERVICES

There is evidence of a water connection to the Land, subject to Purchasers' further investigations. There is no evidence of an electrical connection.

WAYLEAVES, COVENANTS, EASEMENTS AND RIGHTS OF WAY

The Land is sold subject to all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

LOCAL AUTHORITIES

Charnwood Borough Council
Website: www.charnwood.gov.uk
Tel: 01509 634560

VIEWINGS

Any person may view the site during daylight hours with a copy of these particulars to hand. Neither the vendors nor the Agents are responsible for the safety of those viewing the property, and any persons taking access do so entirely at their own risk.

ENQUIRIES

For further information with regard to the site, please contact: -

Agent: **Mather Jamie Ltd;** 3 Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

Contact: **Sam Woodhouse**
Tel: 01509 233433
E-mail: sam.woodhouse@matherjamie.co.uk

Contact: **Robert Cole**
Tel: 01509 233433
E-mail: robert.cole@matherjamie.co.uk

AGENTS' NOTE

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide.

IMPORTANT NOTICE

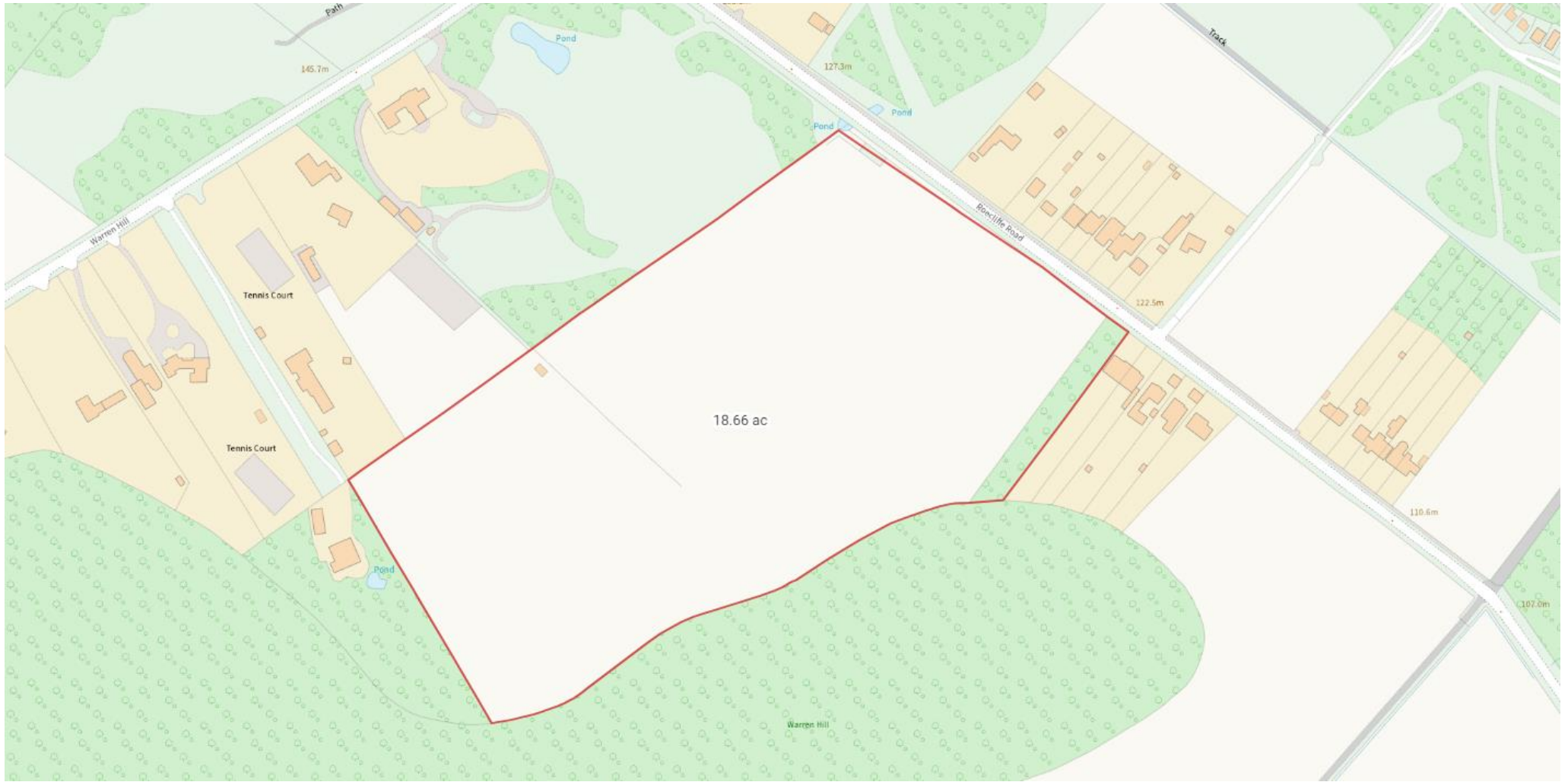
All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued August 2023.

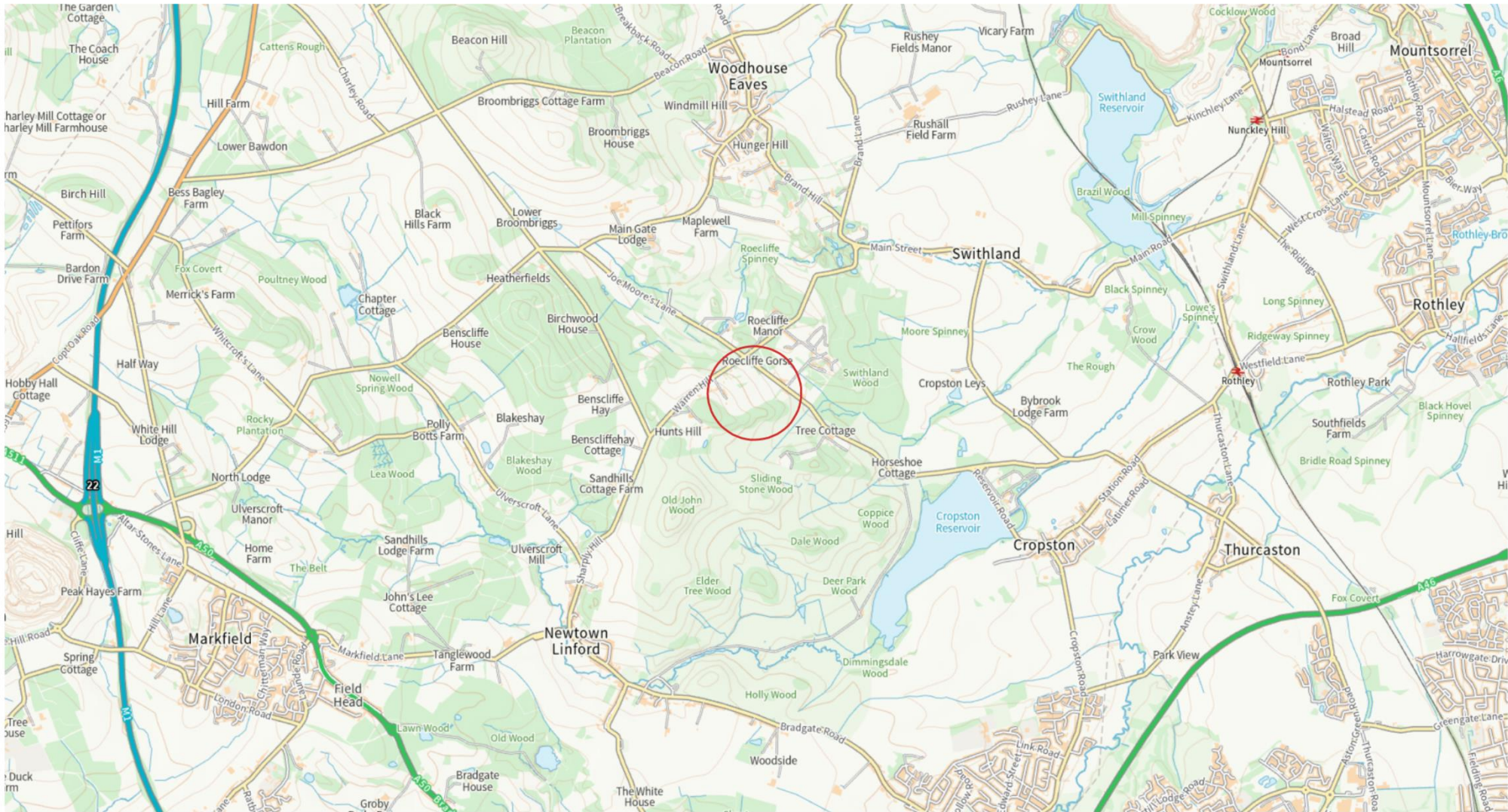


Building plot outlined in blue for indicative purposes only



1000 m
Scale 1:56555 (at A4)





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1000 m
 Scale 1:41184 (at A4)





**MATHER
JAMIE**

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