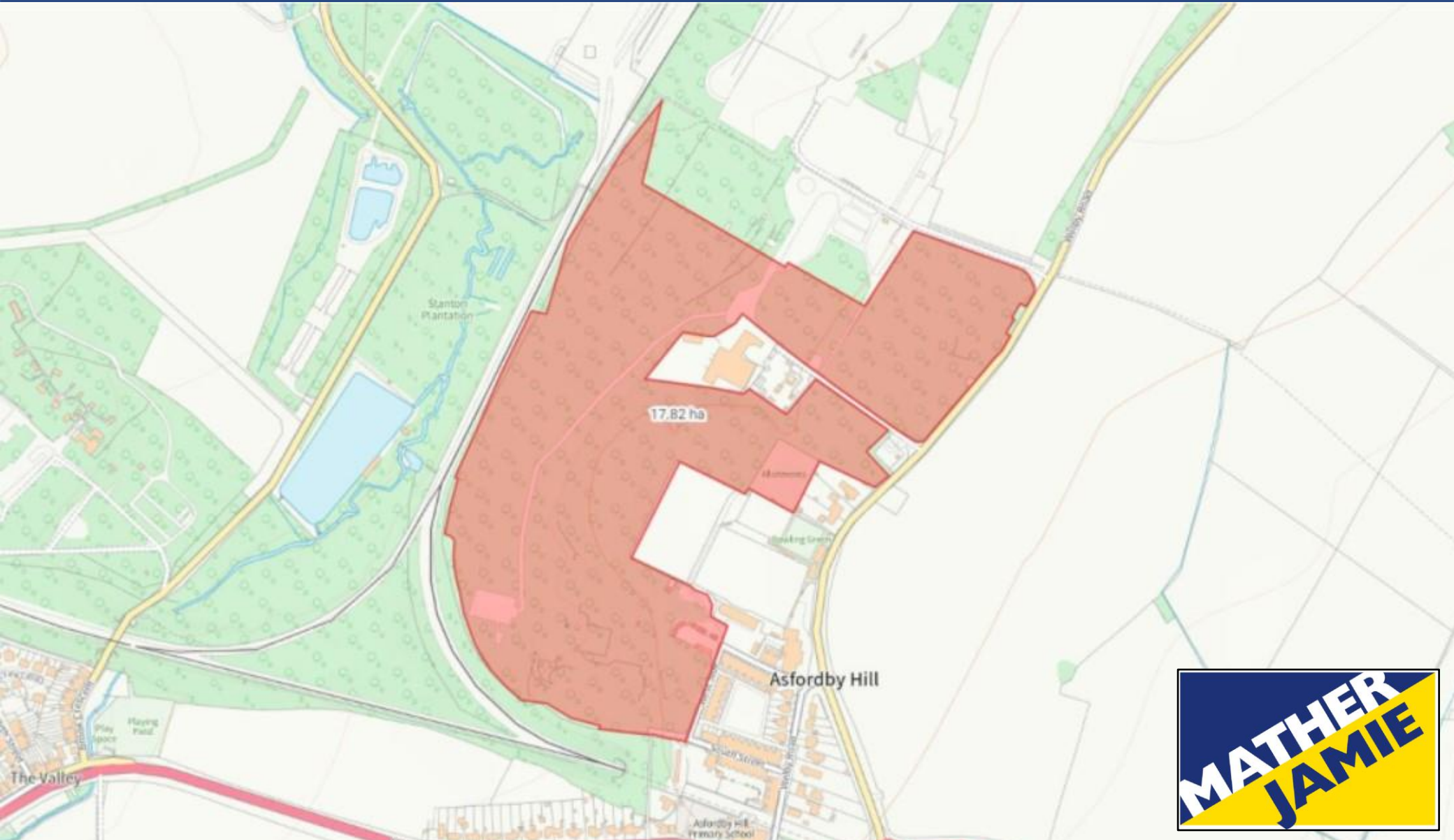


Substantial Landholding with Development Opportunity

Holwell Business Park, Welby Road, Asfordby Hill, Melton
Mowbray, LE14 3RB

FOR SALE



HOLWELL BUSINESS PARK, WELBY ROAD, ASFORDBY HILL, MELTON MOWBRAY, LE14 3RB

An opportunity to acquire a development opportunity extending to 44 Acres (17.81 Ha) or thereabouts.


INTRODUCTION

Mather Jamie are instructed as sole agents by Rotherhill (Asfordby) Ltd to market a development opportunity with planning consent at Asfordby Hill, Melton Mowbray. We are seeking unconditional offers for acquisition of this major land opportunity from developers and owner occupiers seeking to acquire substantial land for development. Other uses may be suitable subject to various consents.

LOCATION

The site is a substantial area of land forming part of the former Holwell Works with access from Welby Road, at the edge of Asfordby Hill village and existing commercial facilities, including a Readymix concrete batching plant and BE Event and Hire.

The site also abuts Holwell Sports and Social Club including football and bowls facilities. Holwell was a former ironworks active from 1875 up until the mid-1960s.

 **what3words:**
///sugar.shackles.shape

PRICE

Offers are invited **in excess of £2,500,000** from developers and owner occupiers to acquire a rare freehold land site.

VAT

The position regarding VAT is to be confirmed.

DESCRIPTION

The site extends to 44 Acres (17.81 Ha) or thereabouts and includes all the land shown within the plan on Page 4 of these particulars. The site is an area of current scrubland and former industrial land on the north and west side of Asfordby Hill which has been identified for employment use for a significant period of time without development.

PLANNING

The site has been identified in the Asfordby Neighbourhood Plan project name, **A22 Holwell Business Park**, as an area for mixed development, including employment, commercial, business and service uses under Class E together with local community uses under Class F2 and residential uses up to 100 dwellings.

The site was also subject to an historic planning consent 12/00846/EXT which was an extension for the original outline planning approval 09/00356/OUT which gave consent for development of 35,080 sq m of Class B1(C), B2 and B8 industrial and warehouse units with parking and servicing area also construction of access road with cycleway and footpath, ancillary works and landscaping.

DATA ROOM

A full suite of documents are available to download from the data room on the Mather Jamie website.

Please be aware that the data room requires users to log in and await authorization which will be provided as soon as possible following initial registration. Please click and create an account to gain access.

VIEWINGS

Viewings of the site must be arranged with Mather Jamie in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

BOUNDARIES

The plans are for reference only. The Agent will make reasonable endeavours to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

LAND REGISTRY

The Site is registered freehold title under part of Land Registry title LT418890. A copy of the title plan and register is available within the data room.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

Below is a concept master plan we have received in the past showing draft scheme creating public open space, new scout hut, re-development of the site to include new public footpaths and links from South Street through the site. The sketch provides for employment land, community regeneration and new residential development.



The below shows a potential complete industrial commercial development of the site.



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations