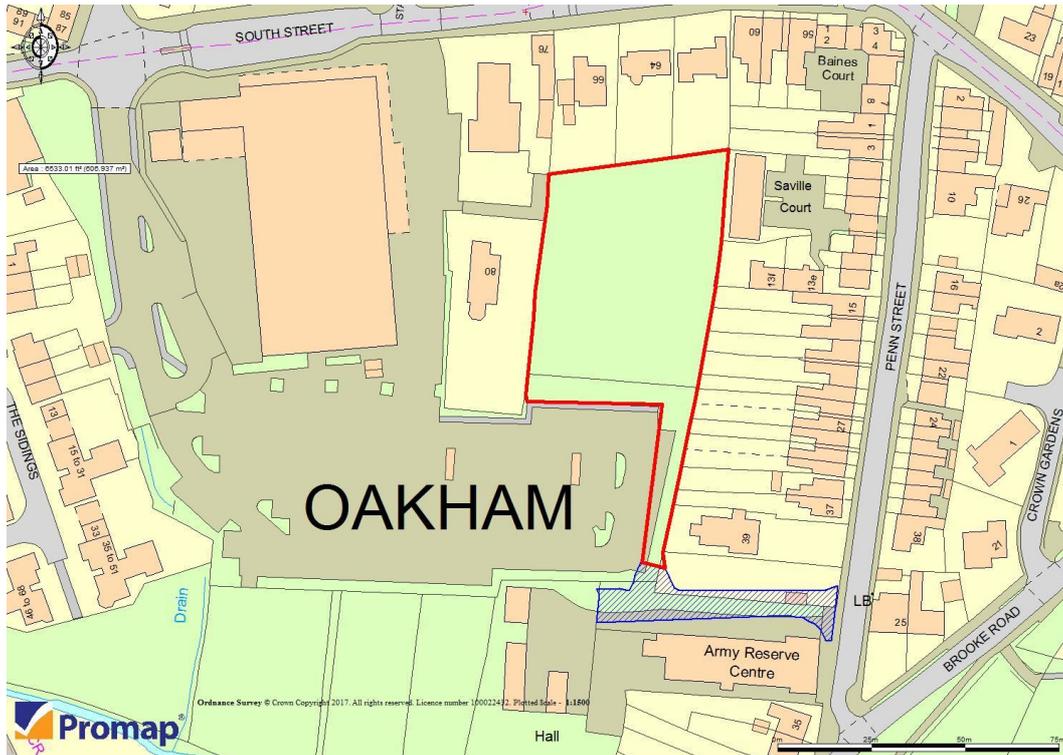


# PROPERTY DETAILS

## FREEHOLD SITE OAKHAM PENN STREET/SOUTH STREET, LE15 6BB



**Care Home/Residential/Commercial  
Development Opportunity**

**Site with a total area of  
0.34 ha (0.84 acres)  
Net area 0.3 ha (0.75 acres)**

**FOR SALE**



Western House, 2 Cambridge Road, Stansted Mountfitchet, Essex CM24 8BZ  
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**Location:** Oakham is the county town of Rutland, it is an attractive traditional market town of historic interest in the East Midlands located approximately 11 miles west of Stamford, 25 miles east of Leicester and approximately 29 miles southeast of Nottingham. The A1 lies 10 miles to the east providing good access to the motorway network.

Oakham is an affluent market town with a wide range of local and Boutique shops, services and restaurants. The town is close to Rutland Water and has a number of historic attractions which make it a popular tourist destination. The town is also home to Oakham School, a well-known public school. The population in the 2001 Census was just under 10,000.

**Description:** The site is situated on land adjacent to the Tesco Store car park to the south of South Street within the town centre. It is proposed that the site will be served by a new access road from Penn Street between the Army Reserve Centre and 39 Penn Street, subject to planning permission being obtained. There will be no future vehicular access to the site from the Tesco store car park.

The main site (edged red) and the proposed new access road (hatched blue) are shown on the attached plan. The surrounding area is predominantly residential.

Site A extends to approximately 0.34 ha (0.84 acres) gross, the net developable area excluding the access road is approx. 0.3 ha (0.75 acre).

The site is bordered by hedges and wooden fences on three sides which secure the rear boundaries of the houses on South Street and Penn Street, The boundary with the Tesco car park is fenced with close board wooden fencing. Access to the site can currently be obtained from the Tesco car park via double gates in the fencing. The site is overgrown with grass and low vegetation there are a number of well established trees in the boundary hedges.

**Tenure/Title Information:** The Freehold interest in the land is to be sold with vacant possession, together with right for vehicular access and services across the new access road. A copy of Berwin Leighton Paisner's report on title is included in the information pack.

**User Restrictions:** There is a restriction on the site that it cannot be sold or used for a competing Retirement Housing scheme or Affordable Housing for people under the age of 55 years.

**Planning History & Highways:** The principle of development on the site is accepted through the extant of the planning permission granted in 2011 for the extension to the existing food store. The site is allocated as falling within the defined 'Town Centre' and are deemed appropriate for 'main town centre' uses. The site is considered to be a sustainable location for residential development by virtue of their proximity to the town centre



and social infrastructure. A planning appraisal report is available in the drop box which also provides further advice on the potential for a care home and residential development on the site.

The site on the south side of the Tesco Store car park has been sold to McCarthy & Stone, subject to planning, for a development of Assisted Living Apartments. They will be contracted to construct the access road to adoptable standard from Penn Street (Public Highway). The purchaser of the site will have rights to use this road and connect into it for access and services.

The construction of the section of the road within the site across the Tesco store car park will be the responsibility of the purchaser.

- Services:** We understand that mains services, electricity, gas, water and mains drainage are available in South Street and Penn Street. There are maps showing the location of these services in the additional information pack included in the drop box. We are not aware of the capacities of these services.
- Ground Surveys:** A site topographical and ground conditions survey are available in the information pack.
- Flood Risk:** We understand that the site is in flood zone 1.
- Legal Costs:** Each party shall be responsible for all their own costs arising from the proposed transaction.
- VAT:** Offers are invited excluding VAT. VAT will be payable on the purchase price at the prevailing rate.
- Offers:** Offers are invited on an unconditional or conditional basis. Prospective purchasers are requested to register their interest in the property.
- Additional Information:** An information pack is available on request by way of a drop box and includes a summary report on title, a planning report, ground investigation report, a topographical survey and plans showing the existing services and a highway report.
- Viewing:** The site is visible from the Tesco Store car park. Access on to the site can be organised by prior arrangement with ourselves.
- Contact Details:** To discuss this opportunity in more detail please contact Sarah Bidwell or Greg Loizou of Mark Liell on 012789 648420 (E: sarahbidwell@markliell.com and greg@markliell.com).

**Details prepared by Mark Liell  
11th May 2017**

**SUBJECT TO CONTRACT**



