

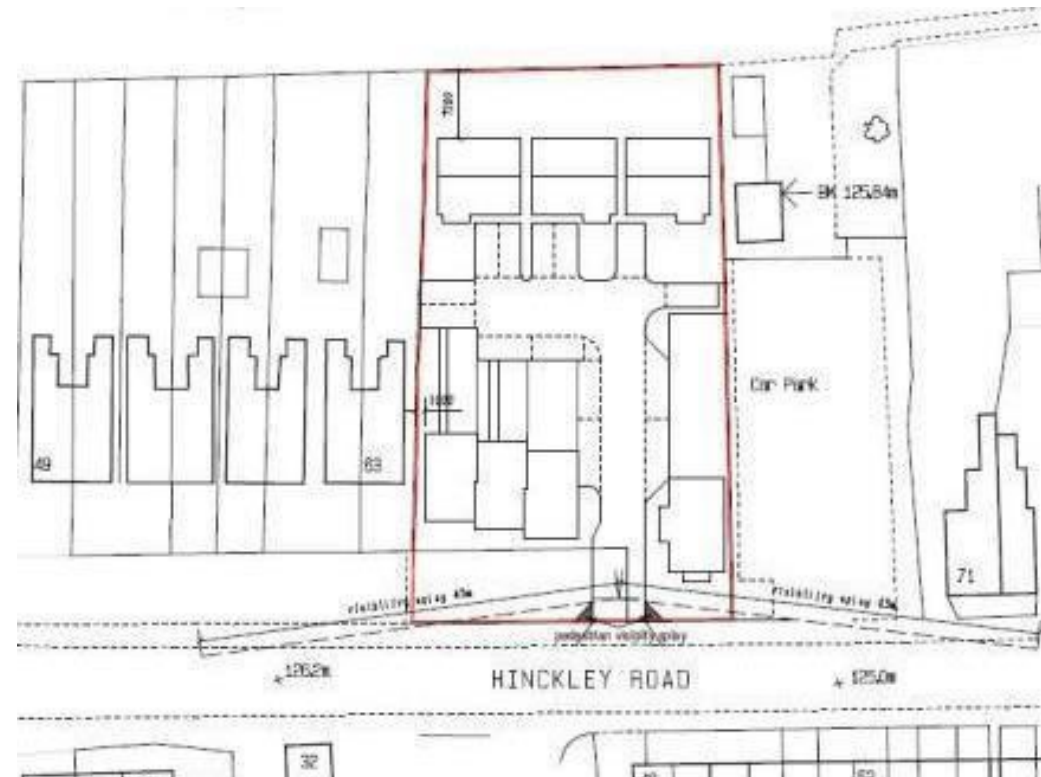
## FOR SALE

### Hinckley Road Burbage, LE10 2AF

**Purchase Price:** POA

**Area:** 0.80 acres

- Attractive Redevelopment Opportunity
- For sale by Formal Tender
- Planning Consent for 7 New Homes
- Ideal Help to Buy Opportunity
- Favoured Burbage Village Location



## LOCATION:

The development site is located close to the heart of the ever popular village of Burbage in a much favoured location fronting directly onto Hinckley Road and with recreational fields adjoining at the immediate rear. Village amenities including local shops and a range of public houses/eateries are close by. The Hinckley town centre is approximately 1.5 miles distant and the M69 Motorway at Hinckley is also readily accessible with its connections through to the M1 and M6.

## DESCRIPTION:

This is a rare opportunity to acquire by formal tender an attractive freehold residential development opportunity within the favoured Leicestershire village of Burbage, currently comprising an existing bungalow and adjoining commercial premises but now with planning consent for a new cul-de-sac development of one 3 bedroomed detached house, three 3 bedroomed town houses and three 3 bedroomed detached dormer bungalows as per the detailed drawings attached (i.e. 7 dwellings in total). Specifically the approved scheme provides for the following:

Detached House	97 sq.m.	1045 sq.ft.
End Terraced House	81 sq.m.	872 sq.ft.
Mid Terraced House	81 sq.m.	872 sq.ft.
End Terraced House	81 sq.m.	872 sq.ft.
Detached Bungalow	95 sq.m.	1022 sq.ft.
Detached Bungalow	95 sq.m.	1022 sq.ft.
Detached Bungalow	95 sq.m.	1022 sq.ft.
TOTAL	625 sq.m.	6728 sq.ft.

## PLANNING:

On 6th November 2018 planning was granted on appeal for residential development of 7 dwellings at 65 Hinckley Road, Burbage, in accordance with the terms of the application (Ref. 18/00186/FUL). A copy of the Appeal Decision Notice, appropriate plans and other associated

## LOCAL AUTHORITY:

Hinckley & Bosworth Borough Council,  
Rugby Road  
Hinckley  
Leics LE10 0FR

## SERVICES:

All mains services are understood to be available.

## TERMS:

The site is now available to be purchased freehold (with vacant possession) by formal tender with sealed bids in a prescribed format to be invited by 4th January 2019. The successful bidder will be notified by 8th January 2019, exchange of contracts will need to take place by 18th January 2019 and completion by 15th February 2019. Interested parties are invited to register their interest in receiving a full tender pack (which will contain appropriate planning and legal documentation together with relevant searches) at the earliest possible date.

Please note that these marketing particulars and any terms included therein can be amended or withdrawn without notice, eg: in the event of an early acceptable offer and a commitment to an earlier exchange of contracts than specified in these details being received.

## LEGAL COSTS:

Both parties are to be responsible for their own legal fees in this case.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these details (November 2018) the Vendor had not elected to charge VAT on the purchase price.

documentation forms part of the Tender Pack in this case.

**CONTACT:**

To arrange a viewing:

**Loveitts 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)**