

DEVELOPMENT OPPORTUNITY

LAND AT BLACKTHORN LANE, OADBY, LE2 4FA

A unique opportunity to purchase an exclusive development site. The site is situated in a backwater setting within the highly regarded Blackthorn Lane situated just off Manor Road in Oadby. The site benefits from planning consent for five dwellings.

FOR SALE BY PRIVATE TREATY. CONSIDERATION WILL BE GIVEN TO SUB DIVIDING THE SITE. Please call agent on 0116 2429922 for further details.

PRICE ON APPLICATION

Call 0116 2429922 for further information

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Location

The site occupies a delightful position on the exclusive tree lined avenue of Blackthorn Lane within the highly sought after residential area of Oadby which has excellent shopping and supermarket facilities, schools, bars and restaurants, leisure and recreational facilities and bus services. More comprehensive shopping and supermarket facilities are available in the City of Leicester and at Fosse Shopping Park. For the commuter the nearby ring road provides access to junction 21 of the M1 and Leicester has rail services to London St Pancras.

Description

The site offers prospective purchasers an excellent opportunity to purchase a development site for 5 or 7 substantial dwellings within a highly prestigious area of Oadby.

Planning

Planning consent has been granted for the erection of 5 residential dwellings. A copy of relevant correspondence is available at the selling agent's offices.

Planning History

INFORMATION AVAILABLE AT OFFICES AT SELLING AGENT.

83/0043/8M - ERECTION OF 5 BUNGALOWS - APPROVED

88/0237/8M - RENEWAL FOR 5 BUNGALOWS - APPROVED

98/0642/8O - ERECTION OF 5 DWELLINGS (TWO SINGLE STOREY, THREE TWO STOREY) WITH ACCESS AND DRAINAGE PROVISION - APPROVED

01/00465/8M - RENEWAL OF OUTLINE APPLICATION FOR THE ERECTION OF 5 DWELLINGS TOGETHER WITH ACCESS, PLOT LAYOUTS AND DRAINAGE PROVISION - APPROVED.

04/0653/REN - ERECTION OF 5 RESIDENTIAL DWELLINGS - APPROVED

07/00063/TPO - FELLING, LOPPING, CROWN RAISING ETC, INCLUDES 22 INDIVIDUAL TREES FOR FELLING UNDER PLANNING PERMISSION 04/0653/REM WITH 3 FURTHER TREES NOW INCLUDED REFERENCED T1, T2 AND T48 ON THE SUBMITTED SCHEDULE - APPROVED.

BLACKTHORN LANE, OADBY - FIVE DWELLINGS APPROVAL DETAILS, STONEWOLD HOMES LTD. WHICH INCLUDES: APPROVAL DETAILS

(14/11/2001) OUTLINE PLANNING CONSENT FOR THE ERECTION OF 5 DWELLINGS TOGETHER WITH ACCESS AND DRAINAGE PROVISION

2. 04/00653/REM

(15/03/2005) RESERVED MATTERS PLANNING APPROVAL FOR THE ERECTION OF FIVE RESIDENTIAL DWELLINGS

3. CORRESPONDENCE CONFIRMING PLANNING CONDITION COMPLIANCE

4. 07/00630/TPO

(16/03/2007) TREE PRESERVATION APPROVAL ALLOWING FELLING, LOPPING, CROWN RAISING ETC AND REMOVAL OF 22 INDIVIDUAL TREES, AS CONSENT 04/00653/REM AND SPECIMENS T1, T2 7 T48

5. 06/00341/DOM BUILDING REGULATIONS CONSENT PLOT 5 (SUBJECT TO CONDITIONS)

6. 21/03/2007 CONFIRMING CORRESPONDENCE DRAINAGE DESIGN TO EXISTING MAIN SEWER

7. CONSTRUCTION SITE START DETAILS

8. 12/00148/OUT - OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 7 NO.TWO STOREY DETACHED DWELLINGS - REFUSED - APPEAL PENDING

APPEAL DECISION

APP/L2440/A/13/2201108

Additional Information available from agent

Desk Top Study and Trial Hole Investigation (Rogers Leask Ltd) - November 1998)

Tree Condition Survey and protection Specifications (R J Services-10th May 2006)

Tree Preservation Orders 19th April 1990 and 8th June 1990

Ecological Surveys

Leicestershire County Council 14th January 1999

White Young Green Environmental 14th July 2006

Tenure

The development land is freehold with vacant possession upon completion of the sale.

Method of Sale - Private Treaty

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Restrictive Covenants

There are restrictive covenants applicable to the site. Further details from the selling agents.

Viewing

The site is currently fenced with some inspection available at the road side. To obtain access to the site please contact the selling agents on 0116 2429922.

AGENTS NOTICE

Andrew Granger & Co is a trading name of Andrew Granger & Co LLP; Registration No. OC316917.

Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF.

Andrew Granger & Co for themselves and for the vendors / lessors of this property whose agents they are give notice that:-

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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers / tenants are advised to obtain verification from their surveyor or solicitor.

3. All measurements mentioned within these particulars are approximate.

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LOCATION



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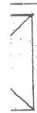
Call 0116 242 9922



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 10-12 Rutland Street, Leicester LE1 1RD
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road



Green
Pastures

s

TE DRIVEWAY

Entry
Gateway

4.5m. metalled load bearing
private driveway.
1.8m and 500mm service margins
previously approved.

Existing trees

Existing trees

EXISTING

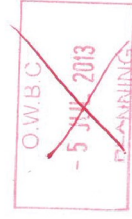
new indigenous
hedging

Existing retained
hedging.

Residential Development Lands
BLACKTHORN LANE
 Oadby Leicestershire.

FC:2925 Oct. 2004 1:1250

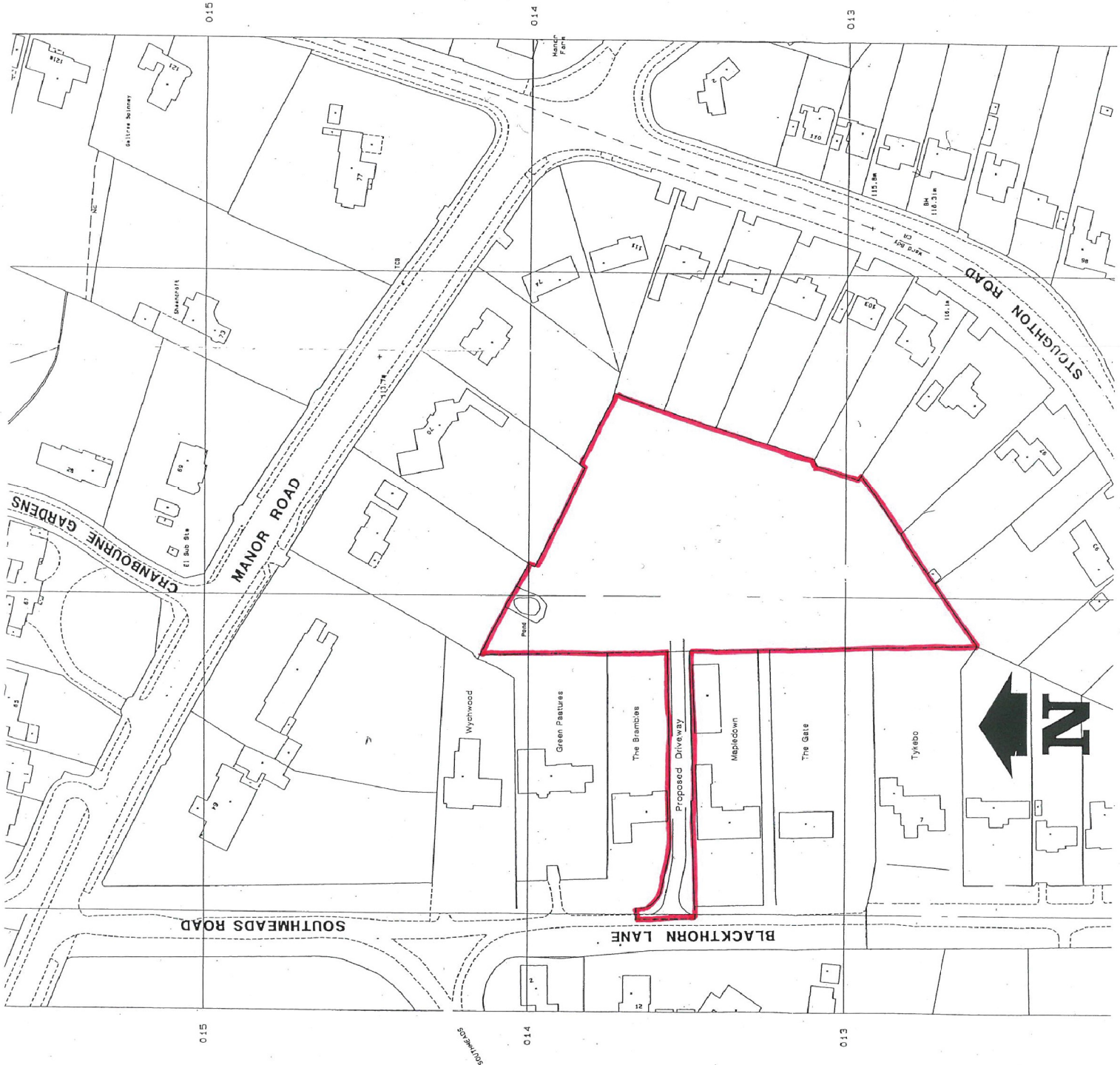
LOCATION PLAN



PLAN FOR IDENTIFICATION PURPOSES ONLY

SCALE 1:1250

ORDNANCE REF. SP627013



Notes



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Ecology and Wildlife details previously agreed and approved via conditions 8 and 9 of consent 96/10642/80

A. Pro's 14 and 6 position amendments, Jan 06
B. Del's phos 3-5 amended, notes added Feb 05

STONEWOLD HOMES Ltd.
Lynden House
Swingbridge Street, Foxton
Leicestershire

SITE LAYOUT

Frederic Chaburn
Design & Planning Consultant

Lilac Cottage
137 Forest Road, Coalville
Leicestershire LE67 3SP
Tel (01530) 815445 Fax (01530) 812965