

## RESIDENTIAL DEVELOPMENT SITE

10.08 Hectares



**ARLA FOODS  
SMISBY ROAD  
ASHBY-DE-LA-ZOUCH  
LE65 2UF**

- PLANNING PERMISSION FOR 153 HOUSES
- CLEARED SITE READY FOR IMMEDIATE BUILDING
- CLOSE TO ASHBY TOWN CENTRE



### LOCATION

The land occupies a main road position on Smisby Road in a mixed locality with commercial and residential property close by. The site is located just south of the junction of Smisby Road and the A611. Ashby Town Centre is readily accessible as is the motorway network.

### DESCRIPTION

The site comprises a level site formerly used as a dairy. It is bounded to the North by commercial warehouses, to East by open fields, to South by residential dwellings and to the West by Smisby Road. The site measures approximately 10.08 hectares.

### SERVICES

We understand mains services are available adjacent to the site but purchasers should make their own enquiries of the relevant authorities.

### PLANNING

Planning permission for 153 houses has been obtained subject to agreeing 106 agreements; we would recommend that further enquiries are directed to the local planning authority.

### INFORMATION PACK

An email request should be made for the provision of the information pack and on receipt of the email address access to the information will be authorised.

### TERMS

Offers invited for freehold interest.

### TENURE

Freehold

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

### VIEWING

Access onto the site is strictly by arrangement with Nabarro McAllister & Co Ltd.

### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Nabarro McAllister & Co. Ltd.  
Devonshire Lodge,  
Devonshire Avenue,  
Leeds,  
West Yorkshire,  
LS8 1AY

Tel: 0113 266 7666

### SUBJECT TO CONTRACT

April 2016

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.