



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

---

Residential development  
site for sale with **outline  
planning permission for  
up to 50 dwellings**

**Approximately 8.69 acres  
(3.52 ha)**

**Located 13 miles north  
west of Leicester**

**Offers invited by noon  
Monday 20th July 2015**

**LAND AT HEATHER LANE**

Ravenstone, Leicestershire LE67 2AH

**Carter Jonas**

---

## **8.69 acre Freehold Residential Development site for sale with **outline planning permission granted for up to 50 dwellings****

### **OFFERED FOR SALE ON AN UNCONDITIONAL BASIS.**

#### **THE OPPORTUNITY**

The development land is located to the south of the village of Ravenstone on the western side of Heather Lane.

The site comprises a number of agricultural fields with uninterrupted views across the Leicestershire countryside.

The site is offered for sale by informal tender. Offers for the freehold interest are invited on an unconditional basis by noon on Monday 20th July 2015.

#### **LOCATION**

Ravenstone is a very sought after and desirable village, which benefits from local amenities including a primary school (Woodstone Community Primary School) which is situated within very close proximity of the site, a public house (The Kings Arms) and Post Office with convenience store.

The village is situated approximately three miles from the market town of Ashby-de-la-Zouch which benefits from a secondary school (Ashby School) and college (Ivanhoe College), a number of public houses & restaurants and Ashby Health Centre. Ashby town centre is also home to a number of independent and high street stores, including both Tesco and Morrison supermarkets. Ashby is within easy driving distance of the A42/ M42 motorway with links through to the M1, M6 and M69 motorways and all major Midlands towns and cities.

The nearest railway station to Ravenstone is situated at Leicester, approximately 13 miles away and East Midlands airport is approximately 14 miles from the site.

#### **PLANNING**

The site has the benefit of planning permission from North West Leicestershire District Council (ref: 13/00780/OUTM) dated 27th September 2013. The proposal comprises the construction of 50 dwellings with a new vehicular access, landscaping, public open space, balancing pond, national forest planting and creation of new allotments.

#### **TENURE**

The freehold land will be available with vacant possession on completion.

#### **INFORMATION PACK**

Full details of the applications and other technical information is included in the Information Pack which can be found by accessing and registering to the dedicated web page at [www.landatravenstone.co.uk](http://www.landatravenstone.co.uk)

The Information Pack includes the following documents-

- Overview of the Planning Application
- Decision Notice
- Design & Access Statement
- Section 106 Agreement
- Sales Boundary Plan
- Archaeological Survey
- Topographical Survey
- Flood Risk Assessment
- Ecology Survey
- Ground Investigation Report
- Utilities Reports & Plans

#### **OVERAGE**

An overage will be applied should the purchaser enhance the existing planning permission to a site coverage in excess of 60 dwellings or more.

#### **AGRICULTURAL ACCESS & FENCING**

As part of the sale, the purchaser will be required to construct an agricultural access adjacent to the southern boundary (as highlighted yellow on the sale boundary plan) as detailed in planning application 15/00221/FUL (North West Leicestershire District Council).

The purchaser will also have an obligation to fence the boundary between points A-B, B-C, C-D, D-E, E-F, F-G, G-H, H-I and I-J as shown on the sale boundary plan.

#### **RIGHTS RESERVED**

The landowner reserves a right of access and connection to services to the rear of the land.

#### **METHOD OF SALE**

Sealed offers to be made on or before noon on Monday 20th July 2015 in pre prepared envelopes to be supplied by the Agent on application.

Prospective purchaser should set aside Thursday 23rd July for interviews.

#### **VIEWING**

Prospective purchasers must arrange an appointment with the agents prior to inspecting the site.

#### **FURTHER INFORMATION**

Should you require further information please contact either:

**Jessica Herring** on 01604 608208 or 07881 782604.

Alternatively you can email [jessica.herring@carterjonas.co.uk](mailto:jessica.herring@carterjonas.co.uk)

**Nick Muncey** on 01223 326817.

Alternatively you can email [nick.muncey@carterjonas.co.uk](mailto:nick.muncey@carterjonas.co.uk)







**Northampton 01604 608200**

northampton@carterjonas.co.uk

12 Waterside Way, Bedford Road, Northampton NN4 7XD

**carterjonas.co.uk**

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.