



# FREEHOLD LAND FOR SALE 1.1 ACRES APPROX GORES LANE, MARKET HARBOROUGH LEICS LE16 8AJ



- 1.1 ACRES APPROX (4,446 SQ M) DEVELOPMENT SITE
- ACCESS TO BE TAKEN OFF GORES LANE
- SUIT EMPLOYMENT/TRADE PARK USES OR OTHER USES SUBJECT TO PLANNING
- CLOSE TO TOWN CENTRE
- OUTLINE PLANNING CONSENTED
- SITE TO BE SOLD CLEAR OF BUILDINGS

Contact: Richard Rae

Tel: 01782 646555 Mob: 07967 011829



## LOCATION

The site sits approximately 0.5 miles to the east of Market Harborough town centre in a mixed commercial and residential area, near to the A4304 Rockingham Road.

## THE PROPERTY

The site sits directly off Gores Lane and was formerly used as a timber storage area and has a number of single storey buildings upon it that will be cleared by the seller. The site sits adjacent a proposed new Aldi store which is due to open soon.

## PLANNING

Planning consent was granted on 10th October 2023 under Application Number 22/01104/OUT which was a hybrid application proposing full planning permission for the demolition of existing buildings and the erection of a new retail food store (on the adjacent site) etc... and outline planning permission for the demolition of existing buildings and the erection of a mixed-class E(g), B2 & B8 development (all matters reserved except access). A copy of the consent can be provided.

## DATA ROOM

Further information is available via the Data Room – apply to Rae & Co Ltd for access.

## TENURE

The property is being offered on a freehold basis. The vendors are seeking offers on either a subject to planning or unconditional basis.

## TIMING AND VIEWING

The property is immediately available and viewing is available via the kerbside.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## PRICE

Offers are invited for the benefit of this valuable freehold property.

Please speak to Richard Rae at Rae & Co Ltd. Viewing strictly by appointment only.

**Telephone: 01782 646555**

**Email: [richard@raeandco.co.uk](mailto:richard@raeandco.co.uk)**

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Outline of area is for reference only, and a buyer should refer to the Land Registry for confirmation.

**Disclaimer**

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