



**Lambert
Smith
Hampton**

0121 236 2066
www.lsh.co.uk

For Sale

Land with Former School Buildings

Development Site

Former Ashmount School, Beacon Road, Loughborough LE11 2BG



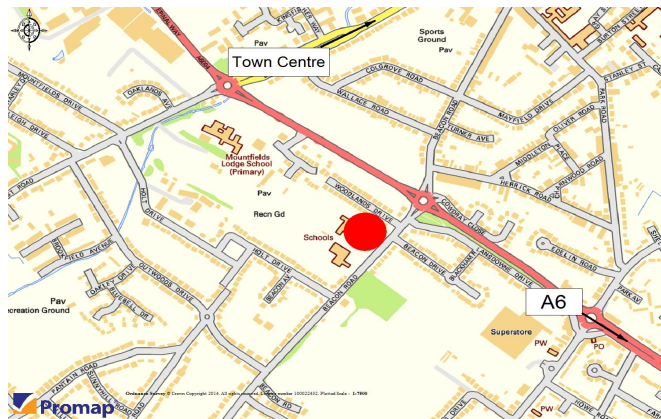
- 0.74 Ha (1.83 Acres)
- Outline Planning Application for up to 32 dwellings
- Sought After residential area near to A6004 (Ring Road)
- Possible community/education uses

Lambert Smith Hampton

Interchange Place, Edmund Street, Birmingham B3 2TA T +44 (0)121 236 2066

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Location



Located on Beacon Road off the A6004 ring road to the south of the town centre, which links to the A512 connecting to Junction 23 of the M1 or south to the A6 and further to Leicester.

Situated approximately 1 mile from the town centre, 11 miles from Leicester and 16 miles from Nottingham.

Description

Approximately 0.49 acres is covered by existing school buildings with the remainder made up of gardens and a tarmac playground. Total site approximately 0.74 ha (1.83 acres).

Adjacent to Sacred Heart Catholic Primary School.

Accommodation

All areas are approximate

Site Area	Hectares	Acres
Site	0.74	1.83

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Offers invited for the Freehold interest.

Indicative offers are invited for the site. Offers should include details of development proposals and any conditions attached.

Planning

An outline planning application has been approved by Charnwood Borough Council under P/14/2043/2 for the demolition of existing buildings and redevelopment of the site for up to 32 dwellings.

Site Information

Additional site information is available upon request.

Reservation of Highways Access

An estate road must be constructed to an adoptable standard from Beacon Road to the north western boundary, marked A-B on the plan. The road is to be constructed in accordance with the 6 C's Design Guide or equivalent guidance that replaces this legislative guidance in the future.

Further information available.

Boundary Fencing

The Purchaser will be required to erect a fence between the Points A-E on the plan.

The specification is to be agreed with the Vendor.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Paul Marlow
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0121 237 2300
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Shelagh Hand
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May 2016

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