



**Former Primary School Playing Field, Ashby Road, Donisthorpe, Leicestershire
DE12 7QF**

Potential Residential Development Site

- **Site area: 4.635 acres (1.88 hectares)**
- **Popular village location**
- **Situated adjacent to existing residential development**
- **Freehold interest for sale**

For enquiries and viewings please contact:



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Location

Donisthorpe is a popular rural Leicestershire village in the National Forest, located approximately 3 miles south-west of the market town of Ashby de la Zouch and 3.5 miles south of Swadlincote. The Derbyshire border is some 1 mile to the north. The village is readily accessible as it is situated approximately 3.5 miles from Junction 11 of the A42 which connects Birmingham and Nottingham and links in with the M42.

Donisthorpe benefits from a range of amenities including; a primary school, a day nursery, a church, a village store and a public house. Additional services, including a community leisure centre, can be found in the nearby village of Oakthorpe.

Within Donisthorpe, the subject site occupies a prominent position to the south side of Ashby Road, directly opposite the primary school, to the eastern side of the village. The site abuts residential housing to both side boundaries.

Description

The site comprises a greenfield site extending in total to 4.635 acres, which was formerly used as playing fields associated with the primary school opposite, but for the last 17 years has been used for grazing purposes. The site is broadly rectangular in shape and gently slopes from north to south.

Accommodation

	Hectares	Acres
Total	1.88	4.635

Measurements are quoted in accordance with the RICS Property Measurement Second Edition.

Planning

We understand that the site is held as an agricultural holding and subject to a formal grazing Licence.

In view of its position abutting residential housing to either side, the site, in part, may be suitable for residential development upon its successful promotion through the planning system. Parties interested in residential development are recommended to speak with the Local Planning Authority at North West Leicestershire District Council on 01530 454 545.

We are further aware that the site is positioned in the River Mease Special Area of Conservation.

Tenure

The site is available to purchase on a freehold basis and forms part of the Land Registry title number: LT384629.

Proposal

Leicestershire County Council are seeking to dispose of the site on either an unconditional or conditional of planning basis.

Leicestershire County Council will request bids by way of an informal tender and further details on this process will be provided in due course.

Overage

It is anticipated that overage provisions will apply in view of the expected future development of the site.

Rights of Way, Wayleaves and Easements

The site will be sold subject to any existing rights of way, wayleaves, easements or covenants, whether detailed in this brochure or not.

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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