

DEVELOPMENT SITE OPPORTUNITY

**Site area circa 0.91 ha
(2.24 acres)**

**Elderly persons home,
hostel & cottages**

**Existing buildings circa
2,385 m² (25,683 sq ft)**

**Informal tender
9th October 2017**

FORMER CATHERINE DALLEY HOUSE AND SILVERDALE HOSTEL
Scalford Road, Melton, Mowbray, Leicestershire LE13 1JZ

Carter Jonas

The site is being offered for sale **freehold without planning permission although part has been the subject of a previous residential consent under application number 08/00249/OUT dated 14.03.08, which has now lapsed.**

THE OPPORTUNITY

The site is being offered for sale freehold with vacant possession.

LOCATION

Melton Mowbray is a market town in North East of Leicestershire with a population of approximately 25,554 inhabitants.

PLANNING

Whilst the site does not presently have the benefit of a extant planning permission a previous planning application for part of the site secured consent for 12 residential units in 2009 although this consent has now lapsed. The site is considered suitable for a wide range of alternative uses. Subject To Planning

THE SITE

The site is rectangular in nature and covers an area of approximately 0.90ha, with a protected tree belt to the frontage with Scalford Road. The existing premises comprise Catherine Dalley House, Silverdale hostel and two cottages.

TENURE

The freehold interest is being sold with vacant possession.

VAT

The property has not been elected for VAT and will not therefore be charged on the sale.

PRICE

The guide price for unconditional offers for the site is £750,000

INFORMATION PACK

A drop box for additional information has been created and access details are available from the agents.

The information includes:-

- Title deeds.
- Location Plan
- Planning Application Boundary Plan.
- Extended Phase 1 Habitat Survey
- Planning Design and Access Statement
- Transport Statement
- Preliminary Ground Investigation
- Topographical Survey
- Tree Survey
- Bid Submission Proforma
- EPCs

VIEWING ARRANGEMENT

Two open morning are proposed for Wednesday 6th September and Wednesday 20th September between 10am - 12 noon.

TIMINGS

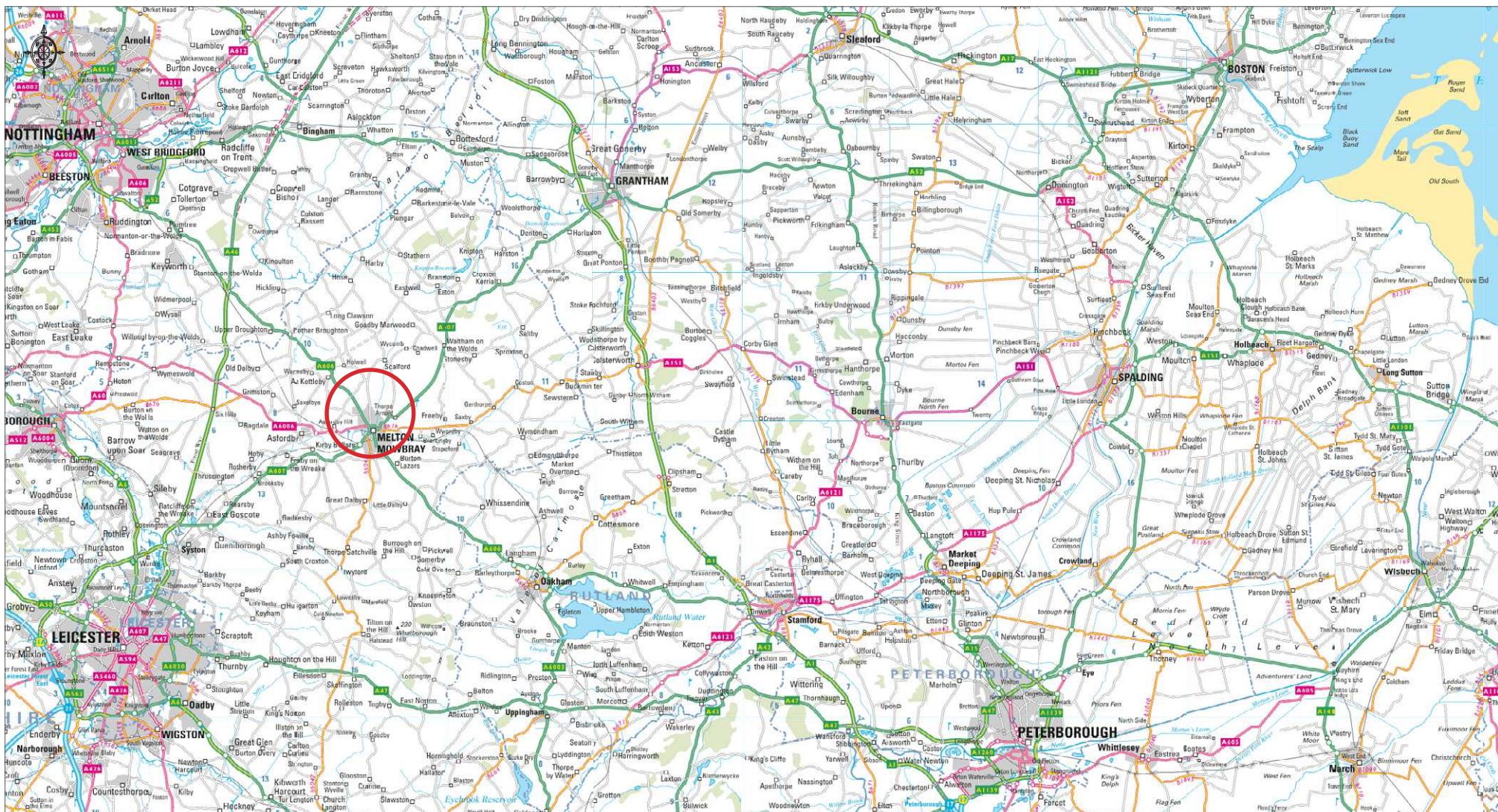
- Informal tender 12 noon Monday 9th October 2017
- Short listed parties are invited to interview Thursday 12th October 2017
- Instruct solicitors with the preferred purchaser Thursday 19th October
- Meeting with principals and solicitors Thursday 2nd November 2017
- Exchange contract Thursday 16th November 2017
- Completion 14 December 2017

FURTHER INFORMATION

Should you require further information please contact either Nick Muncey on 01223 326 817 alternatively you can email nick.muncey@carterjonas.co.uk

OR

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IMPORTANT INFORMATION

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Note: All plans not to scale