

# Alexanders



Land  
Chapel Street, Oakthorpe





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# Land

## Chapel Street, Oakthorpe

- Development site in the village of Oakthorpe
- Outline planning for three detached family homes
- GDV of circa £2,400,000
- Developable area totals 0.65 of an acre
- Plus 2.1 acres of paddock land behind
- Site accessed via a common ground driveway
- Village location with a primary school
- We estimate around 35% return on investment
- Planning Reference 21/00438/OUT

### General Description

Alexanders of Ashby offer to the market an exciting opportunity to acquire a development site for three substantial detached family homes, in the well serviced and accessible village of Oakthorpe. Outline planning permission is granted for the construction of three properties totaling 7,800 square feet gross floor area with a GDV of circa £2,400,000, making this development perfect for small to medium sized developers with circa 35% return on investment.

### Planning

The site is accessed via a common ground driveway. The developable area totals 0.65 of an acre and alternative schemes could be proposed should the purchaser wish. There is a further 2.1 acres of paddock land that has been wilded by the current owners. It is thought that the paddocks could be split and included in the sale to plots 1 & 2 under the current scheme to enhance the resale value of the larger plots.

We estimate that there is around a 35% return on investment, making this opportunity exciting for the right developer.

Further detail can be found on the North West Leicestershire planning portal, application number 21/00438/OUT.

### Location

The village is an attractive settlement in North West Leicestershire, boasting amenities such as a public house, leisure centre and a primary school rated 'Good' by Ofsted. Within close proximity is the sought after market town of Ashby-de-la-Zouch, and commuter links to Nottingham and Birmingham are excellent via the M42 motorway.

### Distances

Loughborough 21 miles, Leicester 19 miles, Nottingham 25 miles, Birmingham 27 miles, London St Pancras from 1h 22m, East Midlands Airport 14 miles (distances and timescales are approximate).

### Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

### Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545).

### General Note

OS Map: The Plans within these particulars are based on Ordnance Survey data and are provided for reference only. The blue outline shows the developable area and the red outline includes the paddock land.











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ONLY

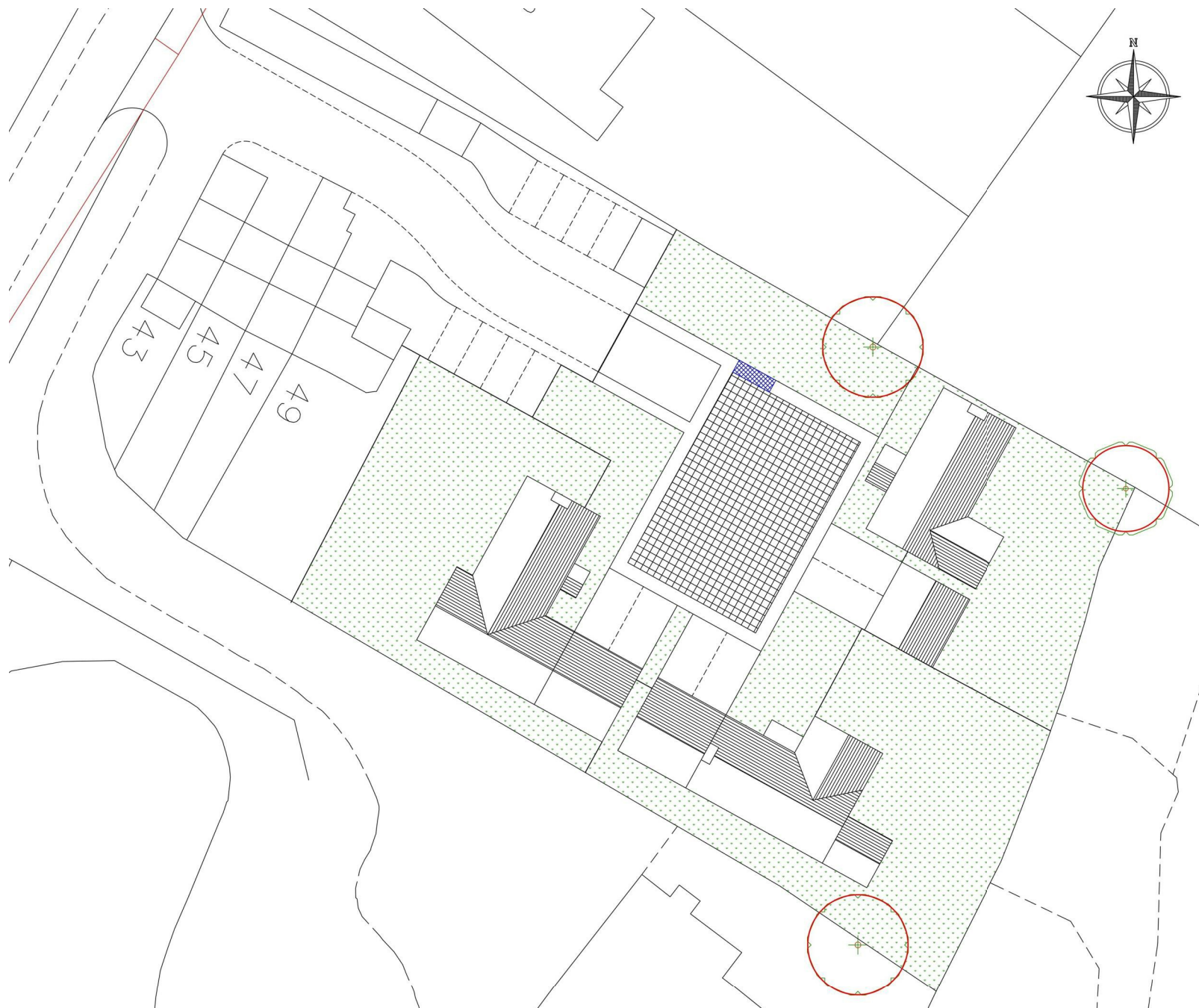
**PROPOSED SITE PLAN**

WASTE COLLECTION POINT MARKED  
IN BLUE HATCHING.

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49 CHAPEL STREET  
OAKTHORPE  
SWADLINCOTE  
DERBYSHIRE DE12 7QT

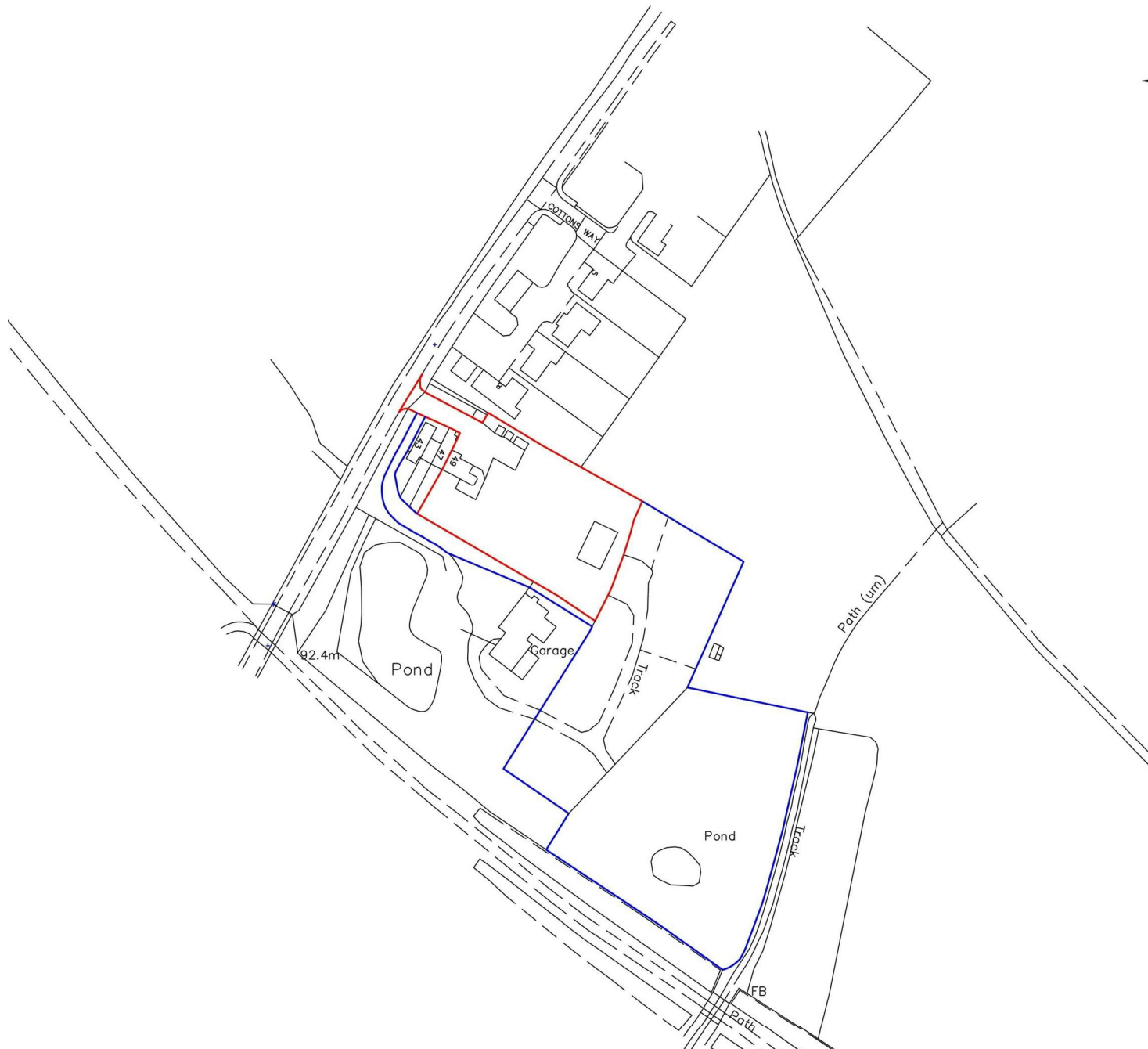
PROPOSED SITE PLAN REV.A  
SCALE: 1:200@A2







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49 CHAPEL STREET  
OAKTHORPE  
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DERBYSHIRE DE12 7QT

SITE LOCATION  
SCALE: 1:1250@A3





*Viewing by appointment only*

**Alexanders**

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LE65 1AL

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### Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.