



Reid Commercial Property

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HAWKSMEAD PARK, OAKHAM, RUTLAND LE15 7WP



FOR SALE

4.89 ACRE DEVELOPMENT SITE

ESTABLISHED EMPLOYMENT LOCATION

PRICE: On application

Reid Commercial Property Ltd. The Office, 3 Melton Road, Langham, Rutland LE15 7JN T: 01572 729050 M: 07860 116401

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Reid Commercial Property is the trading name of Reid Commercial Property Ltd Company registered in England No. 09562232. Registered office as above

LOCATION & DESCRIPTION

Oakham is the county town of Rutland with a population of approximately 12,000. It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road.

The subject site is situated within a newly established employment zone, with a variety of trade counter and other users, including McDonalds, BP, M&S Food, Aldi, Marstons pub and the Ben Burgess Group.

On completion, the nearby area will see around 1,200 new dwellings constructed and occupied.

THE SITE

The land extends to 4.89 acres and is relatively level. All mains services are available nearby, within existing estate roads.

PLANNING

We are advised that the current planning use for the property is B1, B2 and B8 employment. Interested parties are invited to make their own enquiries of Rutland County Council's planning department.

TENURE

The site is to be sold Freehold.

PRICE

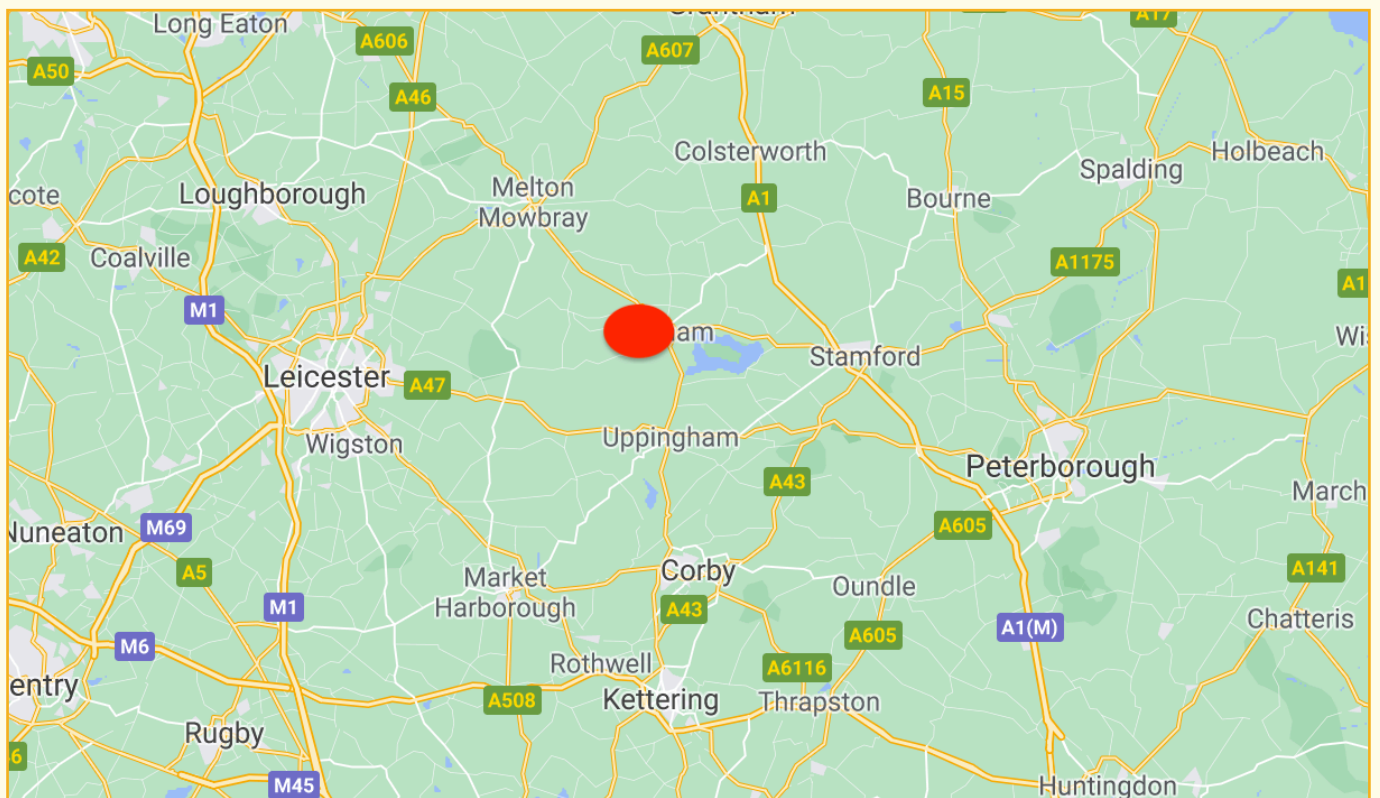
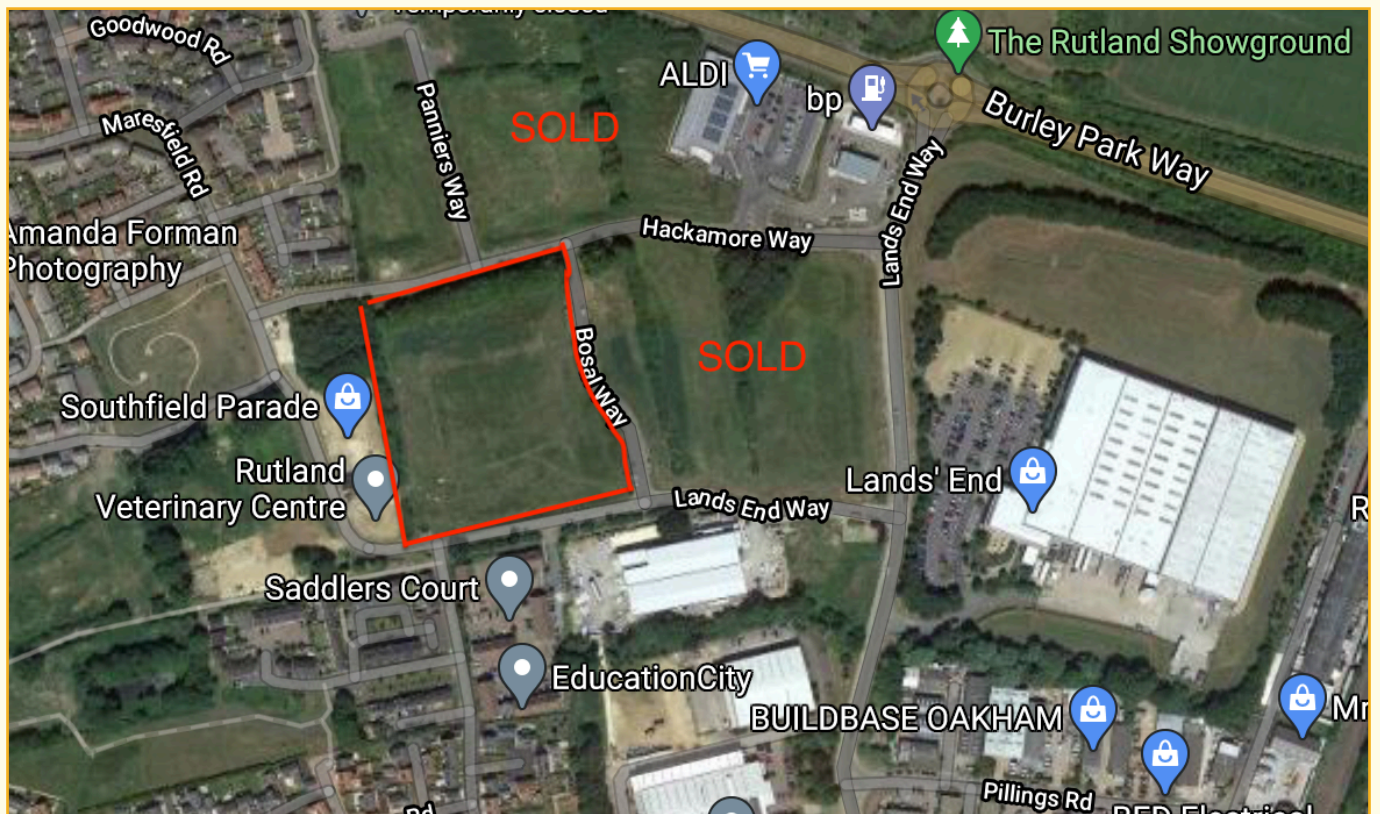
On application

VAT

The sale will attract VAT at the current rate.

VIEWINGS

The site is available to be viewed from either Hackamore Way or Maresfield Road. Interested parties wishing to view may do so, entirely at their own risk.



Reid Commercial Property Ltd. for themselves and for the vendors of this property whose agent they are give notice that:

The particulars are set out as a general guide only for the guidance of intended purchasers, and not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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