

**FOR SALE FREEHOLD – UNCONDITIONAL OFFERS INVITED
LAND FRONTING HAWTHORNE AVENUE, HATHERN,
LOUGHBOROUGH, LE12 5LP**



- Potential residential development opportunity (STP) located in the picturesque village of Hathern
- Direct access from Hawthorne Avenue
- Site area of c. 0.19 acres
- May be suitable for a small scale residential development or self-build scheme, subject to the necessary consents.
- Likely to be of interest to local/regional developers, builders and investors

Location

The land is located in the picturesque village of Hathern, fronting Hawthorne Avenue in a quiet residential setting close to a range of local amenities including the Three Crowns public house, Hathern C of E Primary School and St Peter & St Paul Church.

Hathern sits just off the A6, a key route linking Loughborough and Kegworth, providing strong connectivity to the wider Leicestershire area.

The surrounding area is predominantly residential, characterised by established housing, community facilities and village amenities, with open countryside located on the outskirts of Hathern.

Property Description

A regular shaped parcel of land comprising a large grassed area of c. 0.19 acre, currently forming part of the Three Crowns PH beer garden.

Tenure

Freehold. The site forms part of the pub's title(LT518442) and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 4 and outlined in blue.

Planning & Development

The purchaser will be responsible for erecting a 6 ft close-boarded fence along the southern boundary adjoining the retained pub garden. We have been advised that the site is not located within a flood zone, and the adjoining properties are not listed, nor does the site fall within a conservation area. The site lies within the settlement boundary of Hathern. However, all interested parties must rely on their own enquiries to verify this information.

Charnwood Borough Council -
<https://www.charnwood.gov.uk/>

Highways

Direct access is obtained from Hawthorne Avenue, with an existing gated entrance already in place. Prospective purchasers should undertake their own investigations to ensure the access arrangements are suitable for any proposed development.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT is applicable on the sale of the land.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

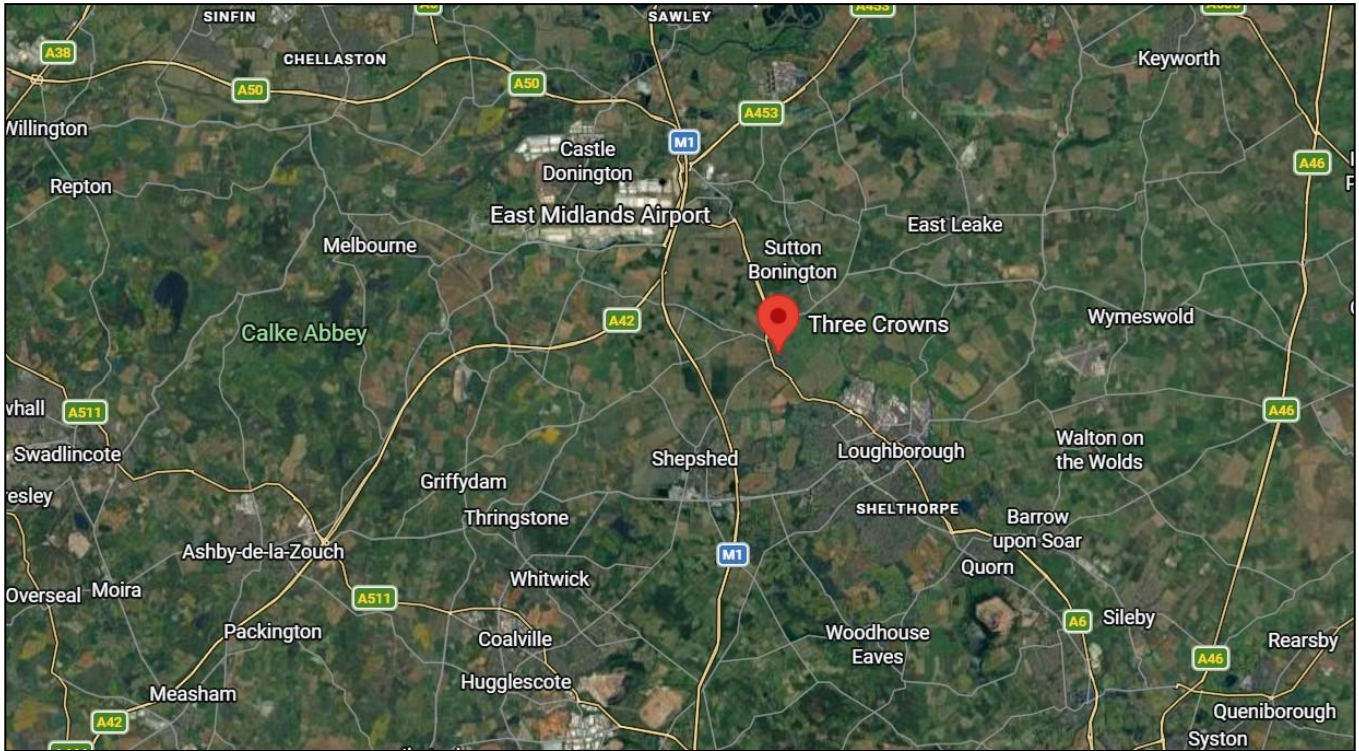
Enquiries



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Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

