

# OAKHAM - DEVELOPMENT SITE

FOR SALE / TO LET

Land at Hawksmead Park, Hackamore Way, Oakham, LE15 7US



- \* Suitable for a variety of uses, subject to planning
- \* Design & build opportunities
- \* Adjacent to roadside and retail occupiers

**SITE - DEVELOPMENT POTENTIAL**  
**1.13 ACRES (APPROX)**

## LOCATION

The site is situated on Hawksmead Park, immediately adjacent to Burley Park Way (A606) and Land's End Way, that leads to Oakham Town Centre.

The A606 links the site directly to Melton Mowbray (approximately 9 miles) to the north and the A6003, which in turn provides direct access to Corby to the south (approximately 15 miles).

Nearby occupiers include Aldi, BP, Land's End, the Old Buttercross Pub and is in close proximity to the new McDonald's restaurant and drive thru, which has recently had its planning application approved.

## DESCRIPTION

The site comprises a plot amounting to approximately 1.13 acres.

All enquiries in respect of planning should be directed to the Planning department at Rutland County Council.

## TERMS

Available either by freehold sale of the site or design and build opportunities.

## VAT

VAT will be payable on this transaction.

## LEGAL COSTS

Each party will be responsible for their own legals costs in this transaction.

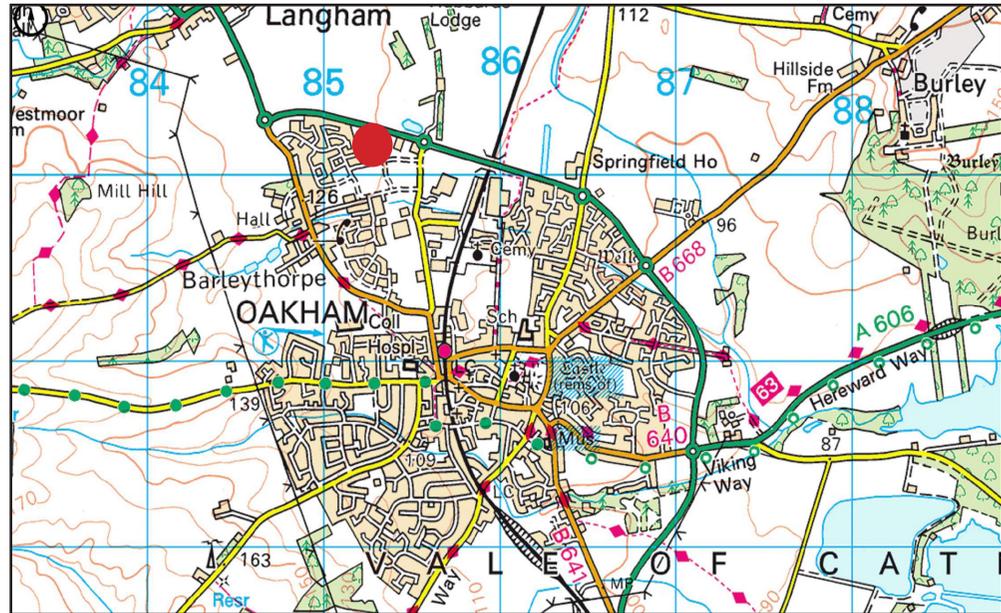
## FURTHER ENQUIRIES

For further information please contact the sole agent:

**AVISON  
YOUNG**

**024 7663 6888**

**DAVID TEW**  
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