

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land to the North of The Hare and Hounds

City of Three Waters, Whitwick, Coalville, LE67 5AH



Key Highlights

- Site area of 0.27 acres (0.11 ha)
- Land surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for a four detached houses (STP)
- Freehold unconditional and conditional offers invited (STP)

SAVILLS SOUTHAMPTON
Mountbatten House Grosvenor
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Location

The property comprises land situated to the north of The Hare and Hounds, a public house located within the City of Three Waters in Whitwick, near Coalville. The surrounding area is semi-rural with a mix of residential housing, open countryside, and local amenities, offering an attractive yet accessible setting.

Whitwick is a large village in Leicestershire, positioned approximately 2 miles (3.2 km) north of Coalville and 14 miles (22.5 km) northwest of Leicester. The property benefits from good road access via the A511 and A50, linking Coalville to Leicester, Ashby-de-la-Zouch, and the wider Midlands region. Junction 22 of the M1 motorway is approximately 5 miles (8 km) to the southeast, providing direct connections to Nottingham, Derby, and Birmingham. The nearest railway services are available from Loughborough station, located around 8 miles (12.8 km) to the northeast, which offers regular services to Leicester, Nottingham, Derby, and London St Pancras International.

Location Map

Streetview

What3words



Site boundary for indicative purposes only

Description

The potential development site to the north of Hare and Hounds covers about 0.27 acres (0.11 ha) of surplus land that is no longer required for the pub's operation. The site is level, surfaced with grass. The site is bounded with immature foliage and trees.

Tenure

Freehold subject to vacant possession.

Planning

The site is not adjacent to a listed building and is not located within a Conservation Area. It also lies outside a prohibitive flood zone.

Local Authority

North West Leicestershire District Council
www.nwleics.gov.uk



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Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land.

Full rights of ingress and egress will be provided to the subject site via the pub car park.

Guide Price

Offers are invited on an unconditional and conditional basis (STP).

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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