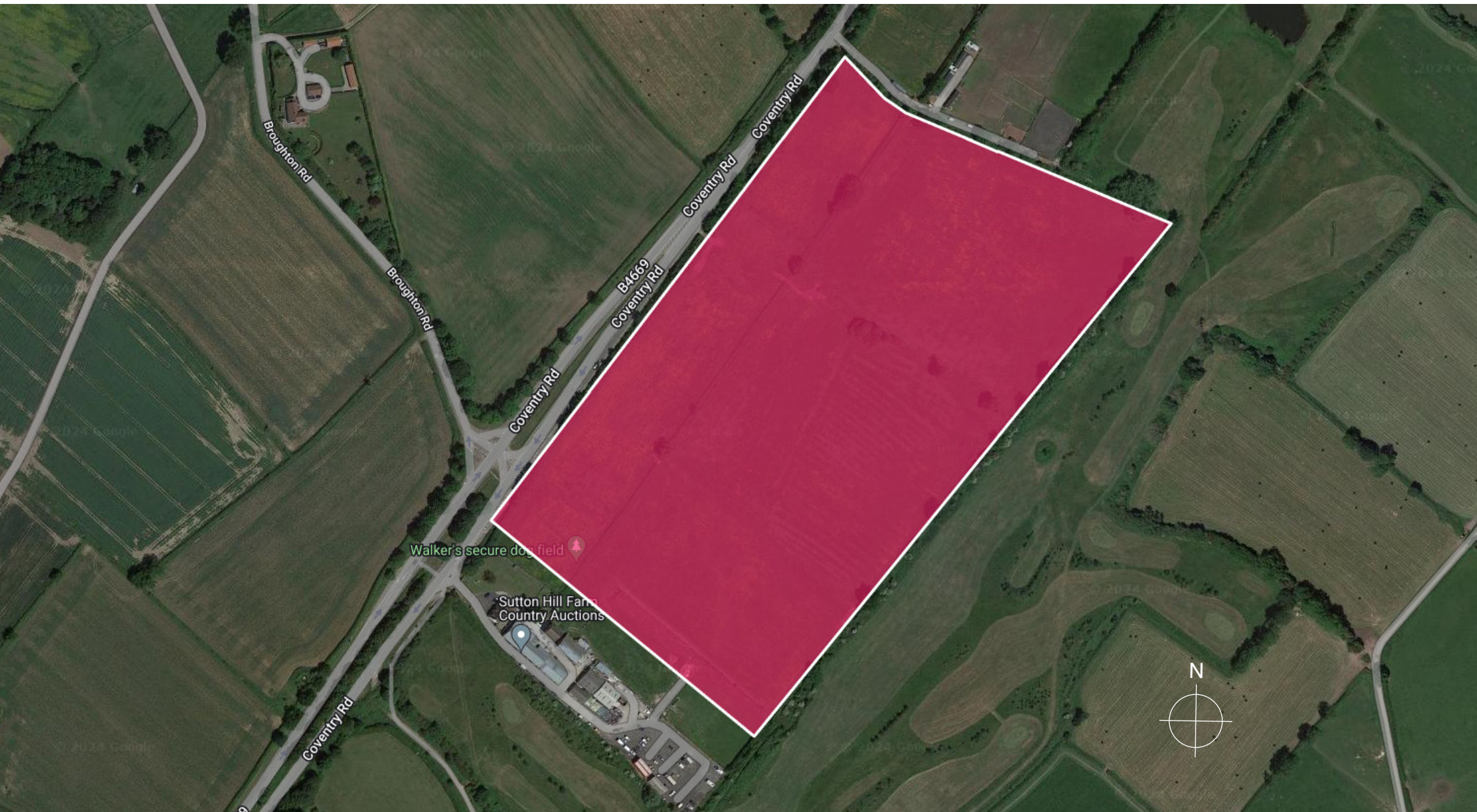


for sale

28.61 Acre Site For Promotion

intali
PROPERTY STRATEGY

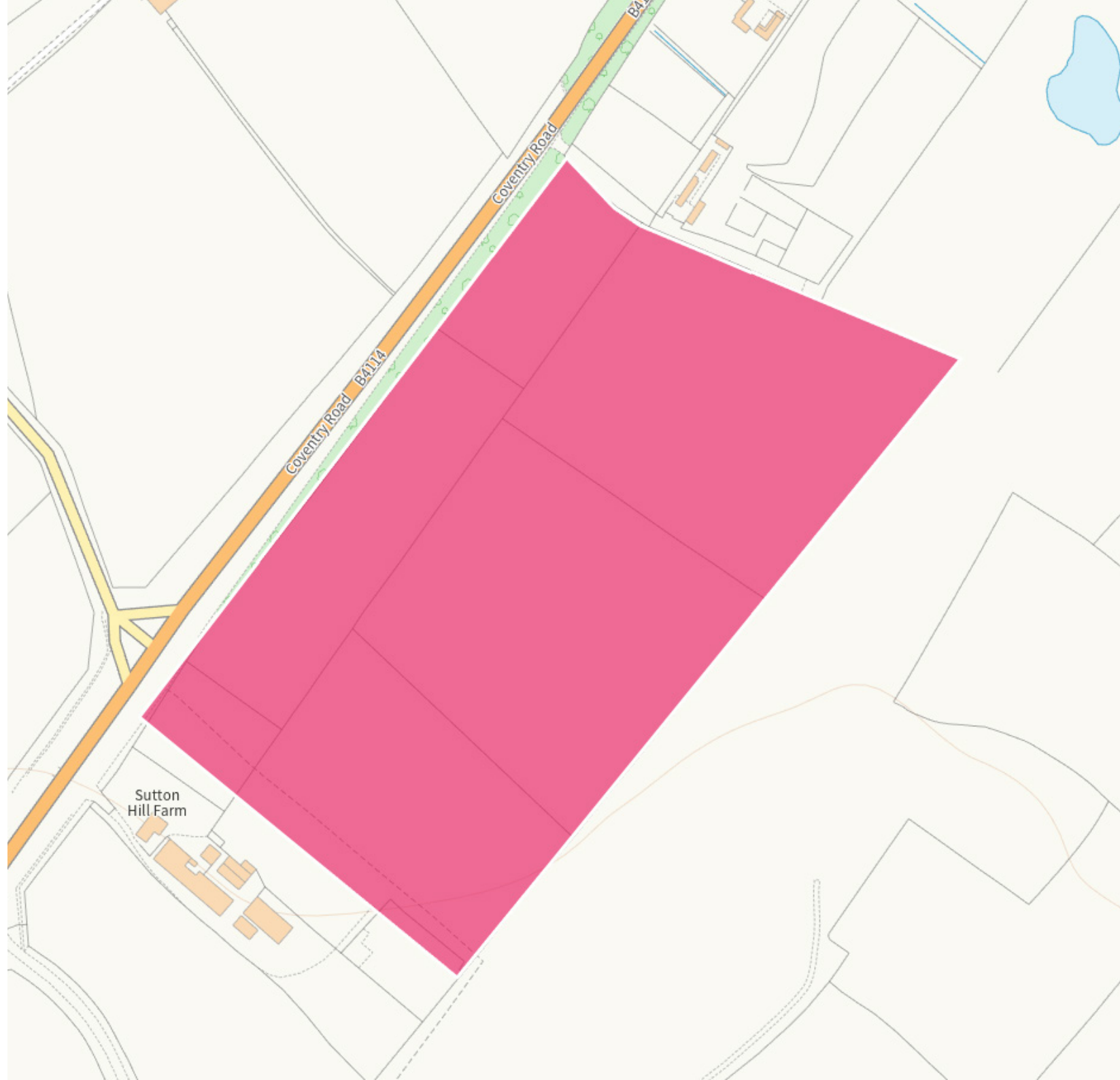


Sutton Hill Farm, Coventry Road, Sutton in the Elms, Broughton Astley, Leicestershire LE9 6EY

www.intali.com

key points

- 28.61 acre greenfield site
- Midway between Leicester and Hinckley
- Identified in 2021 SHELAA to provide 239 dwellings in 11-15 years
- 450m frontage to B4114 Coventry Road
- 5 miles south of M1 Junction 21 (M1/M69).
- 5 miles north of A5 (M69/M1/M6/A14)
- Available for a land promotion deal



summary

A greenfield site of 28.61 acres with potential for commercial or residential planning promotion.

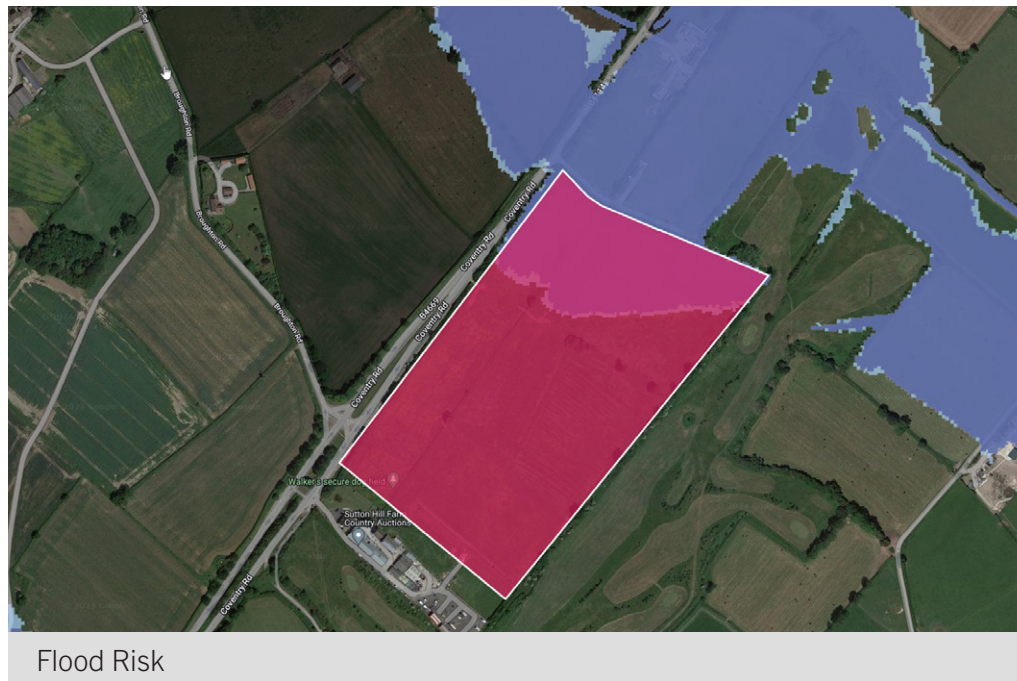
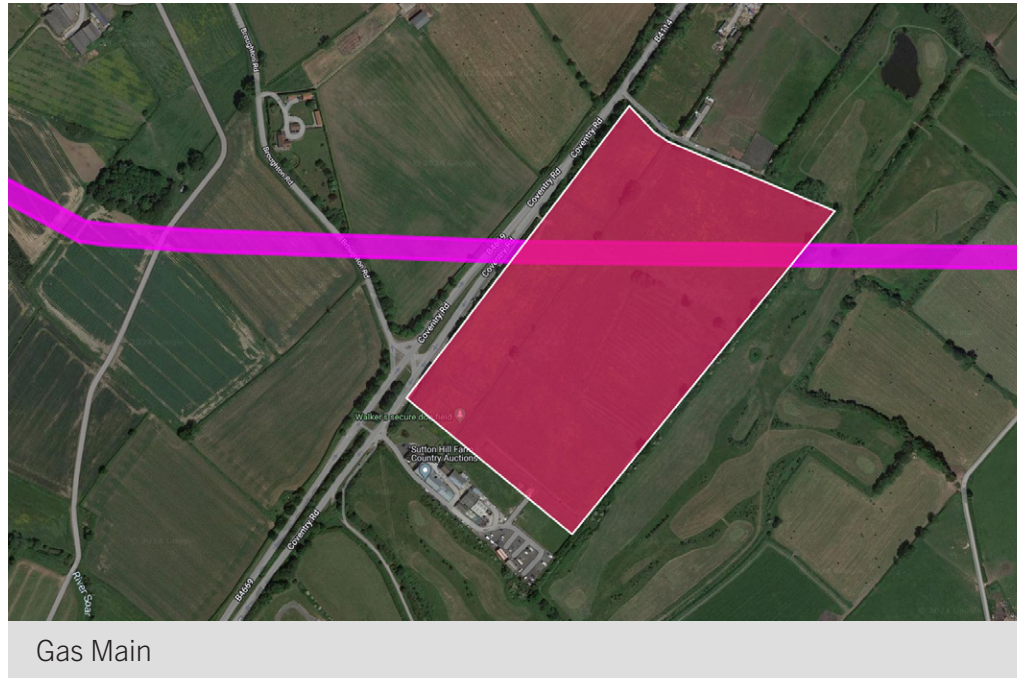
The site is located some 5 miles south of Junction 21 of the M1 at its intersection with the M69, and the A5 trunk road linking the M69/M6 and M1/A14 junction is some 5 miles to the South.

The site is close to the hamlet of Sutton Elms and the large South Leicestershire Village of Broughton Astley.

There is a 450m frontage to the B4114 Coventry Road.

Of the 28.61 acres, approx 6.34 acres to the northern end of the site is within Flood Zone 2 & 3.

In addition, a gas main runs through the northern part of the site which we estimate covers approx. 1.5 acres.



planning

The local planning authority is
Harborough District Council [https://
www.harborough.gov.uk/info/20000/
planning](https://www.harborough.gov.uk/info/20000/planning)

No approach has been made to the
local authority regarding development
of the site.

terms

Offers are invited on a promotion basis.

Contact Adam Burdett
0116 365 1111
adam@intali.com

