

10.2 Acre Greenfield Site with Residential Planning Potential



Land to the South East of Oakham Road, Braunston, Rutland

location

Braunston-in-Rutland is a quiet, traditional village with a population of some 500 people, situated two miles south west of Rutland's county town, Oakham.

Despite its small size, the village has a church, pub, village hall, with a full range of facilities available in Oakham.

Oakham is a beautiful market town situated some 18 miles east of Leicester, 25 miles south of Nottingham and 22 miles north west of Peterborough.

The town has a wide range of local speciality retailers, bars and restaurants and is only a few miles from the amazing leisure facilities available at Rutland Water.



situation

The land lies to the East of the village and access is from an existing bungalow at 10 Church Street.

The land has a substantial frontage to Oakham Road on its north-western boundary to the rear of existing properties on Church street to the west, and to existing housing and the village park on Brooke Road in the south.

description

The land comprises 10.2 acres of undulating pastureland.

Access to the land is from Oakham Road at the north-east of the site and there is also access from the owner's bungalow at 10 Church Street. This would require demolition to allow access to the West site.

For the purposes of marketing, we have divided the site into East and West sections as shown on the plan to the right.



site area

The whole site extends to 10.2 acres approx.

1. East Site - **7.25 acres**
2. West Site - **2.95 acres**

land promotion

The land is available by way of a promotion agreement.

It is considered that the initial promotion would be on the East site for an “exceptional dwelling” as defined in paragraph 79(e) of the NPPF.

Dependent on the outcome of the para 79 application, it is envisaged that the successful promoter would then have the option to pursue planning on the West site adjacent to the village. A previous draft scheme indicated that this site could support up to 23 dwellings (see Data Room).



planning permission

We stress that there is no planning permission for any development on the site at present.

Pre-application advice has been sought from the local authority, Rutland County Council and a copy of their response is in the Data Room.

viewing

Given the sensitivity of the site, please do not view without prior appointment with the sole agents, Intali.

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