



**FREEHOLD LAND FOR SALE
1.04 ACRES APPROX
(4,206 SQ M DEVELOPMENT SITE
GORES LANE, MARKET HARBOROUGH
LEICS LE16 8AJ**



- **ACCESS FROM GORES LANE WITH NEW BELL MOUTH**
- **SUIT EMPLOYMENT OR OTHER ROADSIDE USES, SUBJECT TO PLANNING**
- **CLOSE TO TOWN CENTRE**
- **OUTLINE PLANNING CONSENTED**
- **ADJACENT NEW ALDI STORE OPENED AUTUMN 2025**

Contact: Richard Rae

Tel: 01782 646555 Mob: 07967 011829 Email: richard@raeandco.co.uk



LOCATION

The site sits approximately 0.5 miles to the east of Market Harborough town centre in a mixed commercial and residential area, near to the A4304 Rockingham Road.

THE PROPERTY

The site, which is approximately 4,206 sq m or 1.04 acres, outlined in red, is directly off Gores Lane. It was formerly used for timber storage, and the buildings have recently been demolished. The site sits adjacent a new Aldi store which opened in October 2025. A panel fence has been erected which could be removed, subject to negotiation.

PLANNING

Planning consent was granted on 10th October 2023 under Application Number 22/01104/OUT which was a hybrid application proposing full planning permission for the demolition of existing buildings and the erection of a new retail food store (on the adjacent site) etc... and outline planning permission for the demolition of existing buildings and the erection of a mixed-class E(g), B2 & B8 development (all matters reserved except access). A copy of the consent can be provided.

DATA ROOM

Further information is available via the Data Room – apply to Rae & Co Ltd for access.

TENURE

The site is being offered on a freehold basis. The vendors are seeking offers on either a subject to planning or unconditional basis.

TIMING AND VIEWING

The site is immediately available and viewing is available via the kerbside.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE

Offers are invited for the benefit of this valuable freehold site.

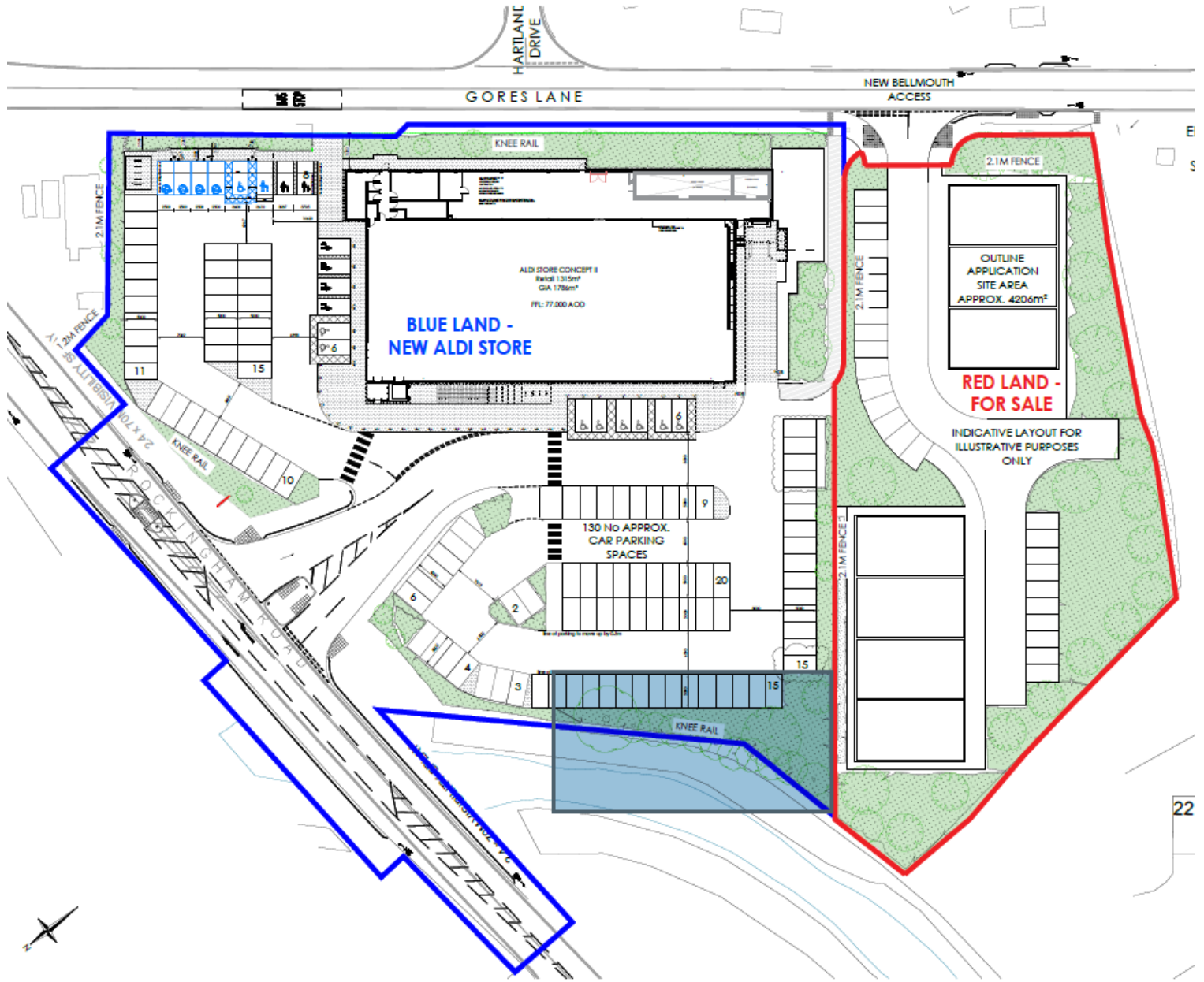
Please speak to Richard Rae at Rae & Co Ltd.
Viewing strictly by appointment only.

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Outline of area is for reference only, and a buyer should refer to the Land Registry for confirmation.

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