



RESIDENTIAL DEVELOPMENT OPPORTUNITY AT:

BRASCOTE LANE | NEWBOLD VERDON | LEICESTERSHIRE

FOR SALE ON BEHALF OF: MESSRS D A LONGWILL AGRICULTURAL ENGINEERS AND RICHBOROUGH ESTATES



An opportunity to purchase a residential development site, which is situated within the Borough of Hinckley and Bosworth, with a pending outline planning application for up to 239 new homes.

Location of the Site:

The site is sustainably located to the south of the west Leicestershire village of Newbold Verdon

Newbold Verdon is located approximately 8 miles from Leicester, with good access to the motorway network of the M1, M69 and M42, which are all within a travelling time of 30 minutes.

Employment wise, there are opportunities in the local area, within the sector of major commercial developments.

Planning:

Planning permission has been submitted to Hinckley and Bosworth Borough Council on the 15th March 2022 – Application Reference:22/00277/OUT, ‘Proposed Development of up to 239 Dwellings (Outline application – access only) on Land east of the Windmill Inn, Brascote Lane, Newbold Verdon, Leicestershire’

The site is a preferred housing allocation within the emerging Hinckley and Bosworth Draft Local Plan.

Description:

The site is ‘L shaped ‘in nature, covering approximately 14 hectares. At present, the site is agricultural land. The proposed access strategy will be via a single access from the Brascote Lane.To the southern boundary are allotments and a fishing lake and to the eastern boundary is open countryside.

Remarks and Stipulations:

Tenue & Possession:

The site is available as freehold with vacant possession being granted upon completion.

Local Authority:

Hinckley and Bosworth Borough Council – 01455 238141

Services:

Offers are sought for the site, on the conditional basis of a resolution to grant permissions from the local authority together with the following information:

1. Solicitors’ details
2. A timescale
3. Board approval (if necessary)
4. Allowances for abnormals and S.106 costs
5. Payment terms
6. Confirmation that in addition to the purchase price, they will agree to the Vendor’s agent’s fees of 2% + VAT and reasonable legal fees.

VAT:

Please note that the Vendor will be opting to tax the property for VAT prior to the the sale and VAT will be chargeable on the purchase price of the land.

Viewing:

At any reasonable time with prior approval from the selling agent.

Further Information:

A sales technical pack and data room is available at **www.brascotelane.co.uk**

Enquiries:

Please contact Richard Newey from Brown & Co Fox Bennett on **01162 289 4719** or James Bradshaw at Richborough Estates on **0121 633 4929**



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