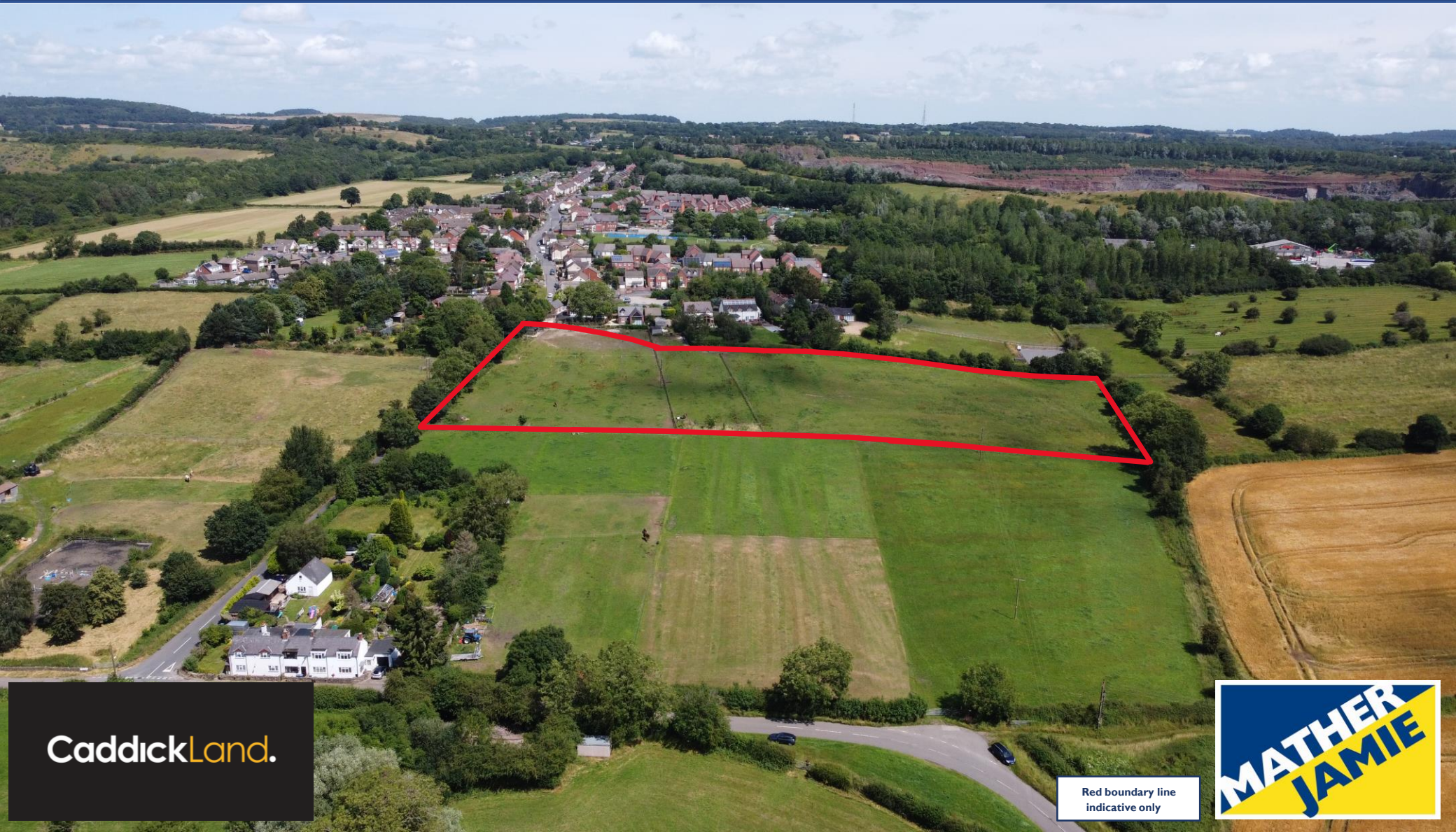


RESIDENTIAL DEVELOPMENT SITE – 50 DWELLINGS LAND AT MAIN STREET, STANTON UNDER BARDON, LE67 9TQ

FOR SALE



CaddickLand.

Red boundary line
indicative only



OPPORTUNITY

Mather Jamie are instructed as sole agents by the Vendor and Caddick Land to market a residential development opportunity located east of Main Street, Stanton under Bardon. The site is located to the south of the village of Stanton under Bardon and benefits from a Resolution to Grant for up to 50 new build dwellings (all matters reserved, except for access). It is anticipated that Outline Planning Approval will be granted shortly, and bids are invited on an unconditional basis, but it is accepted that any sale will be subject to formal grant of Outline Planning Approval.

The illustrative masterplan shows a development of **50 dwellings** with an anticipated net developable area of **3.34 Acres (1.35 Ha)** or thereabouts and is being offered for sale as a whole by Informal Tender.

The deadline for submission of tenders is by **12 noon on Thursday 7th December 2023**. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

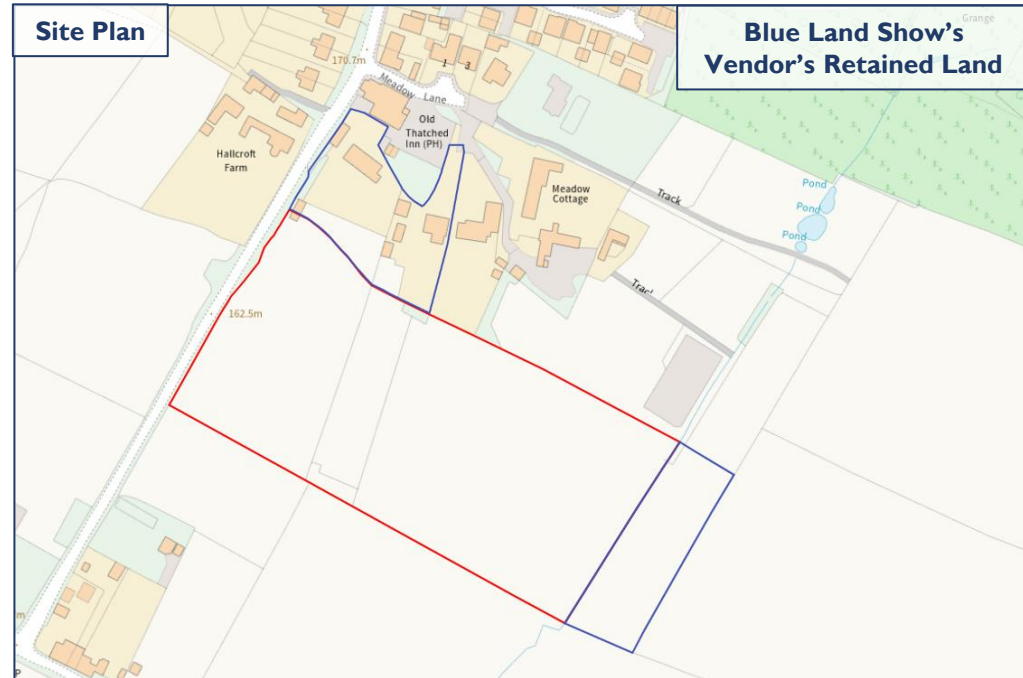
- The site offers opportunities for excellent pedestrian connectivity routes into Stanton under Bardon village centre. The site is linked to the village by an existing footpath (R19) linking with Meadow Lane providing access to the existing public transport network and amenities in the village centre.
- Stanton under Bardon is a desirable village located within Charnwood Forest Regional Park area, demanding strong values. According to Land Registry sold data, the average price per sq ft of a property sold in Stanton under Bardon in 2022/23 is £297 (11 property sales completed).
- The site provides an opportunity to create a high-value, high-quality development with a range of dwelling types for all ages, new public open space, including a children's play area.

View looking north



Site Plan

Blue Land Show's
Vendor's Retained Land



Sole Agents



matherjamie.co.uk

01509 233433

Land Promoter

CaddickLand.

caddickland.co.uk

LAND AT MAIN STREET STANTON UNDER BARDON LEICESTERSHIRE LE67 9TQ

An opportunity to acquire a residential development opportunity situated on the southern fringe of Stanton under Bardon, benefitting from a Resolution to Grant Outline Planning Approval for up to 50 no new build dwellings.

The site extends in all to 5.86 Acres (2.37 Ha) or thereabouts and is being offered for sale as whole with the potential to deliver up to 50 residential dwellings.

LOCATION

Stanton under Bardon is a small village located in rural Leicestershire benefitting from convenient travel connections into Leicester City Centre. The site is situated on the southern fringe of Stanton under Bardon, a village approximately 13km north west of Leicester and 15km to the south west of Loughborough.

The village benefits from a range of local amenities, including but not limited to the Old Thatched Inn (public house), One Stop convenience store, village hall, recreational grounds and village hall.

The site is in close proximity to several local points of interest including Stanton under Bardon Community Primary School (Ofsted rating Good dated 2020) and the closest Secondary School is South Charnwood High School in Markfield (rated Good dated 2019). The site also boasts excellent connectivity being in close proximity to the A511 which delivers access to M1 Junction 22 and A50 allowing access to Leicester City, Coalville and Loughborough.

THE SITE

The site offers an excellent opportunity to build a desirable scheme in a sustainable location in Leicestershire.

The site extends to 5.86 Acres (2.37 Ha) or thereabouts and is located to the east of Main Street, being contained on its northern boundary by existing residential properties. The land to the east and part of the land to the north of the site (shown edged blue on the Site Plan) will be retained by the Vendor.

SITE ACCESS

The site will be accessed from Main Street, which was approved as part of the Resolution to Grant in accordance with drawing ref: T21521 001 Rev B; DR-102-Rev C; and T21521 002 Rev B, details of which are available on the data room.

PLANNING PERMISSION

The site benefits from a Resolution to Grant decided on 6th June 2023 by Hinckley and Bosworth Borough Council. The application reference is 22/00527/OUT and the application allows for “proposed development of up to 50 dwellings”.

A full suite of documents which were submitted as part of the planning application, along with approved drawings, are available to download from the data room.

SECTION 106 AGREEMENT

The Section 106 Agreement is in the process of being finalised with the Council and it is anticipated that it will be completed prior to the bid deadline. Once complete, the Section 106 Agreement will be uploaded to the data room together with the decision notice.

The draft Section 106 Agreement contains the following obligations (sums index linked, list not exhaustive):

- Coalville Transport Strategy – £244,200
- Markfield library - £1,513
- Markfield Medical Centre - £20,757
- Primary Education - £110,136
- Secondary Education - £149,264
- Bus Passes - £40,000
- Travel Packs – £2,642
- Recycling and Household Waste Site - £3,269

The S106 contributions will be the responsibility of the Purchaser and due consideration should be given within any offer submitted. The Vendor will retain protections within the sales contract to recover value in the event of the Purchaser successfully reducing the Section 106 burden. The Section 106 Agreement and Decision Notice are made available on the data room.

INDICATIVE LAYOUT

The Outline Planning Application was supported by an Illustrative Masterplan, a copy of which is available on the data room. The Illustrative Masterplan shows a development of up to 50 dwellings on 3.34 Acres (1.35 Ha) of net developable land.

HOUSING MIX

The illustrative masterplan submitted with the Outline Planning Application does not specify a market housing mix and bidders are encouraged to arrive at their own conclusions in this regard. However, a feasibility layout has been prepared by Caddick Land detailing a proposed housing mix for the scheme, details of which are available via the data room.

AFFORDABLE HOUSING

The Outline Planning Application proposes 40% of the dwellings to be delivered as affordable housing.

The proposed tenure split agreed as part of the Section 106 Agreement is for 75% Social Rented and 25% Intermediate tenure. The travelling draft Section 106 Agreement contains “cascade” provisions to provide for re-definition of the Affordable Housing requirements in the event of a lack of demand from the RP marketplace.

Bidders are encouraged to indicate their tolerance to overage that would return further value to the Vendor in the event of a future reduction in the quantum of affordable housing.

PROFESSIONAL REPORTS

The Vendor has commissioned a number of reports in support of the planning applications. A copy of all reports are available to view via the data room, however in summary these include (but are not limited to):

- Delta-Simons – Air Quality Assessment
- Delta-Simons – Noise Impact Assessment
- Tyler Grange – Landscape and Visual Appraisal
- Tyler Grange – Ecological Assessment
- DPP – Planning Statement
- Nineteen47 – Design and Access Statement
- Link Engineering – Flood Risk Assessment
- Hub – Transport Statement

DRAINAGE

The proposed foul drainage strategy comprises foul drains, which will connect all foul flows from the site and convey them through the adjacent field to the south (as shown on the Illustrative Masterplan). An Option Agreement to install a drainage easement to an existing Severn Trent Water pumping station further south of the site, off Thornton Lane has been secured with the neighbouring landowner which provides for the foul drainage connection to be made by the successful Purchaser. The Purchaser will need to enter into a formal Section 106 sewer connection agreement with Severn Trent to connect into the sewage pumping station.

BIODIVERSITY

Condition 18 requires a Landscape and Ecological Management Plan (LEMP) must be approved by the LPA which is based on the BNG metric spreadsheet completed by Tyler Grange (available via the data room). The Vendor has retained land shown edged blue on the Site Plan which could be utilised to deliver biodiversity improvements, subject to negotiations.

DIVERSION

National Grid have confirmed that they will bear the costs of the diversion of the apparatus located within the site boundary.

UTILITIES

A report by M-EC is included within the data room which addresses availability, capacity and connection costs for all relevant utilities infrastructure. In summary the position is as follows:

- Foul Water – connection available in Main Street, capacity improvements are required at the pumping station within Main Street
- Clean Water – sufficient capacity available in Main Street.
- Gas – sufficient capacity available in Main Street.
- Electricity – sufficient capacity within the local HV network.
- Telecoms – Openreach will deploy FTTP into all new housing developments of 20 or more homes.

Interested parties are asked to satisfy themselves as to the availability and costs of connections and diversions.

PHASE I & II GEO-ENVIRONMENTAL INVESTIGATION

A detailed Phase II Geo-Environmental Assessment has been completed by Lithos and is made available via the data room. In summary, the report concluded as follows:

- Foundations – Shallow strip or deepened trench fill footings founded in medium to high strength clay (Oadby Member).
- Groundwater & Excavations – Groundwater was noted in the base of SA01 before the soakway test was started. For the avoidance of doubt, this is located outside of the development footprint. Shallow excavations should remain stable during the construction phase in the short term; some shoring may be required for deep excavations in the far east.
- Contamination – No contamination identified. Topsoil is suitable for re-use.
- Made Ground – Only encountered in the northwest to 0.7m.

LAND REGISTRY

The site is registered freehold title absolute under Land Registry title part of LT266051. A copy of the title plan and register are available within the data room.

PLANS, AREAS AND SCHEDULES

The plans are for reference only. The red line on the photographs are for identification purposes only. The Purchaser shall be deemed to have satisfied him or herself as to the description of the Site.

BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser is advised to satisfy themselves as to the ownership of any boundaries.

AUTHORITIES

Water:	www.stwater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.nationalgrid.co.uk
Local:	www.hinckley-bosworth.gov.uk
Highways:	www.leicestershire.gov.uk

TENURE

The land is offered for sale freehold with vacant possession available upon completion.

RETAINED LAND

The land edged blue on the Site Plan is to be retained by the Vendor. The land edged blue will also be made available to the Purchaser for the provision of infrastructure/services which are required to implement the permission, including the delivery of a retaining wall in accordance with Drawing No. DR-102-Rev C.

VENDOR’S RESERVATIONS

Interested parties attention is drawn to the following:

- The Vendor will retain ransom strips around the perimeter of the site where appropriate to protect their interest in the event that further adjoining development is forthcoming.
- The Vendor will retain a suitable point of access for development purposes as part of any sale in order to facilitate residential development of the land to the south.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The site will be sold subject to, and with the benefit of all existing wayleaves easements, covenants and rights of way associated with the property whether detailed in this brochure or not.

OVERAGE

Bidders are encouraged to indicate their tolerance to Overage in respect of the site, to potentially deal with coverage and sales values.

LETTERS OF RELIANCE

A copy of the reports/plans produced in respect of the site will be novated by way of letter of reliance (documents to be agreed) through the Vendors Agent, which is to be payable by the Purchaser.

VALUE ADDED TAX

The Vendor has not opted the land for VAT and therefore VAT will not be chargeable on the purchase price.

PROPOSED TIMETABLE

Marketing: October - December 2023

Bid Submission Deadline: 12 noon Thursday 7th December 2023

Shortlisted Parties Interviews: Thursday 11th & Friday 12th January 2024.

Preferred Bidder Selection Signed Heads of Terms: January 2024

Exchange: 6 weeks from signed Heads of Terms

Completion: 4 weeks post exchange



View looking north-west

Red boundary line indicative only

**Approved Illustrative Masterplan submitted as
part of the Outline Planning Application**



- Key**
- Application site boundary
 - Existing retained trees & hedgerow
 - Indicative proposed planting
 - Open space
 - Indicative surface water attenuation basin
 - Existing Public Right of Way
 - Proposed pedestrian cycle link
 - Internal circular walking route
 - Indicative margins, wildlife and grassland planting
 - Proposed housing area



CaddickLand.

nineteen47
CHARACTER TOWN PLANNERS
& URBAN DESIGNERS

Project: Main Street, Stanton Under Bardon

Drawing title: Illustrative Layout

Project code	Drawing No	Rev
m1696	006	E
Date	Scale	
12/12/2022	1:500 @ A1	

View looking south-west



Red boundary line
indicative only

View looking south



Red boundary line
indicative only

DATA ROOM

A website dedicated to the sale can be found via the Link: [Main Street, Stanton under Bardon](#).

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is offered for sale as a whole by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above. Interested parties are invited to submit offers in respect of the site either on a conditional or unconditional basis.

Offers are invited from interested parties by **12 noon on Thursday 7th December 2023.**

ENQUIRIES

For further information regarding the site, please contact the selling agents: -

Contact: Gary Kirk
Tel: 01509 23343
E-mail: gary.kirk@matherjamie.co.uk

Contact: Sam Tyler
Tel: 01509 233433
E-mail: sam.tyler@matherjamie.co.uk

MATHER JAMIE

Chartered Surveyors
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Leicestershire LE11 5RF
tel: 01509 233433
fax: 01509 248900
email: sales@matherjamie.co.uk
website: www.matherjamie.co.uk



IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.

The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued September 2023.

