

RESIDENTIAL DEVELOPMENT SITE  
LAND OFF COSSINGTON LANE, ROTHLEY,  
LEICESTERSHIRE. LE7 7QF

FOR SALE



Red boundary line  
indicative only



# INTRODUCTION

Mather Jamie are instructed to market a residential development opportunity situated in the sought-after village of Rothley. The site is located immediately to the east of the village to the north of Cossington Lane. The site benefits from Outline Planning Permission to allow for the erection of up to 40 residential dwellings.

The illustrative masterplan shows a development of 40 dwellings with a net developable area of 2.03 Acres (0.82 Ha) and a gross site area extending to 2.79 Acres (1.13 Ha) or thereabouts. The site is offered for sale as a whole by Informal Tender.

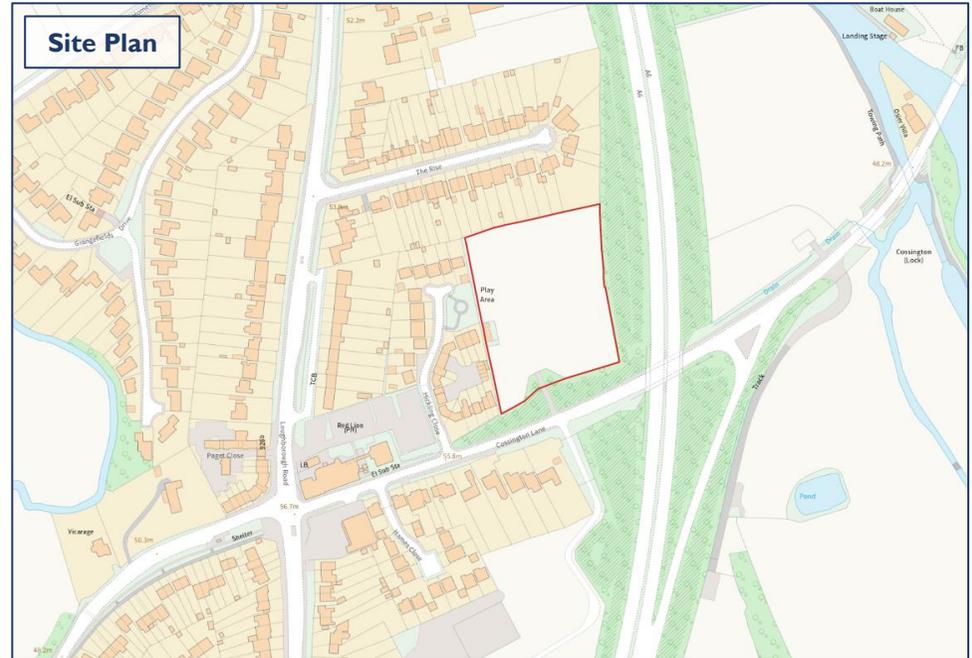
The deadline for submission of tenders is by **12 noon on Thursday 2<sup>nd</sup> November 2023**. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

Further information is available via the sole selling agent, Mather Jamie.

View looking north west



Site Plan



Sole Agents



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# LAND OFF COSSINGTON LANE ROTHLEY LEICESTERSHIRE LE7 7QF

An opportunity to acquire a residential development opportunity situated in the highly desirable village of Rothley, benefitting from Outline Planning Permission for up to 40 dwellings.

The site extends in all to 2.79 Acres (1.13 Ha) or thereabouts and is being offered for sale as whole.

## LOCATION

Rothley is a picturesque rural village located within the borough of Charnwood in north Leicestershire and has a population of circa 4,000 people.

The site is located to the east of Rothley and lies adjacent to the A6 on its eastern boundary and provides connections to Leicester and Loughborough.

The village benefits from a number of local amenities including but not limited to the local primary school, Co-op food store, pharmacy, sport facilities and several gastro pubs.

Journey times to key locations are detailed below (ref: Google Maps 2022):

- |                            |         |             |
|----------------------------|---------|-------------|
| • The A46                  | 2 mins  | (1.4 miles) |
| • East Midlands Airport    | 26 mins | (15 miles)  |
| • Alpine House Surgery     | 5 mins  | (1.9 miles) |
| • Loughborough Town Centre | 13 mins | (6.5 miles) |
| • Leicester City Centre    | 20 mins | (6.4 miles) |

Rothley is well served by public transport with the nearest bus stop to the site located c.200m to the west of the site serving the numbers 2, 27, 126 and 127. The bus services provide frequent travel opportunities to/from Loughborough and Leicester.

## LOCAL SCHOOLING

The site is located in close proximity to Rothley Church of England Primary School (Ofsted rating Good) and the closest secondary school is The Cedars Academy (Ofsted rating Good) located in Birstall.

Private education is also close by with options including Ratcliffe College (3.1 miles), Loughborough Schools Foundation (6.1 miles) and Oakham School (20.1 miles).

## THE SITE

The site extends to 2.79 acres (1.13 Ha) as shown edged red on the Site Plan. The site is currently used for equestrian purposes and is enclosed by hedgerows and associated trees on all sides. Access is currently gained from one field gate off Cossington Lane.

The site is bounded by Cossington Lane to the south, existing residential properties to the west and the rear gardens of properties along The Rise backing onto the site along the northern boundary. A mature linear tree belt and the A6 lies immediately to the east.

## PLANNING APPLICATION

The site benefits from Outline Planning Permission decided on 21<sup>st</sup> July 2023 by Charnwood Borough Council. The application reference is **P/21/2085/2** which allows for up to 40 dwellings with associated access, drainage infrastructure and landscaping with all matter reserved (except for access). The site benefits from being self-contained in terms of any infrastructure require to facilitate delivery, including provision of vehicular access from Cossington Lane.

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.

## INDICATIVE LAYOUT

The 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 40 dwellings on 2.03 Acres (0.82 Ha) of net developable land.

## HOUSING MIX

The following schedule shows the housing mix reflected on the illustrative masterplan submitted with the outline planning application:

BEDS	NO. PLOTS	TOTAL SQ FT
<b>Market Dwellings</b>		
1	6	3,300
2	7	5,200
3	9	8,946
4	2	2,870
<b>Affordable Dwellings</b>		
1	6	3,664
2	4	2,928
3	5	4,500
4	1	1,181
<b>Total Sq Ft</b>		<b>32,589</b>

Sizes are given on a GIA basis without liability, interested parties are to satisfy themselves with reference to the indicative layout.

## AFFORDABLE HOUSING

The Section 106 Agreement requires 40% of dwellings to be delivered as Affordable Housing. The tenure split is 77% Affordable Rented units and or Social Rented units and 23% Shared Ownership units.

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 once outline planning has been granted.

## SECTION 106 AGREEMENT

The Section 106 Agreement was completed on 20<sup>th</sup> July 2023 and contains the following obligations (sums index linked, list not exhaustive):

- Primary School Education – £220,272
- Waste - £2,067
- Library - £1,208
- Healthcare - £16,605
- Travel Pack - £2,114
- Bus Pass - £28,800
- Bus Stop Improvements - £5,000
- Park & Amenity Green Space - £12,740
- Natural & Semi Natural Open Space - £5,214
- Leap Facility - £10,666
- Neap Facility - £38,160
- Outdoor Sport Facilities - £9,760
- Allotments - £4,517
- Highways - £5,000

The agreement makes allowances for deferred payment of some of the contributions in accordance with the occupation of completed dwellings.

The contributions detailed above 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.

## ACCESS

The site is currently accessed from Cossington Lane via a field gate, and it is proposed that the existing access will serve the scheme which is detailed on the Masterplan (n1433-005-Rev b) submitted with the planning application, details of which are available on the data room.

## OVERAGE

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

## UTILITIES

The Vendor has instructed M-EC to undertake a Utilities Assessment Report of the site. The utilities report identifies the existing infrastructure which lies within the vicinity of the site. The utilities report also provides a budget estimate for the new supply works and potential connection costs. A copy of the report is made available via the data room.

## GROUND INVESTIGATION

The Vendor has instructed Geo-Dyne to undertake a detailed Phase II Geo-Environmental Assessment of the site.

A copy of the reports produced by Geo-Dyne is made available via the data room. The reports will be novated by way of letter of reliance through the purchaser upon completion for a sum to be agreed, which is payable by the purchaser.

## PROFESSIONAL REPORTS

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

- Hoare Lea – Acoustics Report
- Hoare Lea– Air Quality Assessment
- Quants Environmental – Arboricultural Impact Assessment & Survey
- Quants Environmental – Ecological Appraisal and Reptile & Bat Report
- Nineteen47 – Design & Access Statement
- Dice – Drainage Strategy
- Geo-Dyne – Flood Risk Assessment
- Geo-Dyne – Phase I Geo-Environmental Report
- Survey Hub – Topographical Survey
- Hub Transport Planning – Transport Statement

## TENURE

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

## VALUE ADDED TAX

The Vendor reserves the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

## 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.

## 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 will have to satisfy themselves as to the ownership of any boundaries.

## LAND REGISTRY

The site is registered freehold title absolute under Land Registry title part LT542969. A copy of the title plan and register will be made 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.

## PROPOSED TIMETABLE

**Marketing:** September-November 2023

**Bid Submission Deadline:** 12 noon Thursday 2<sup>nd</sup> November 2023

**Shortlisted Parties Interviews:** Wednesday 8<sup>th</sup> November 2023

**Preferred Bidder Selection & Signed Heads of Terms:** November 2023

**Exchange:** 6 weeks from signed Heads of Terms

**Completion:** 4 weeks post Exchange

# Masterplan Submitted with the Outline Planning Application



- Key
- Application site boundary
  - Existing (retained) trees & hedgerow
  - Indicative proposed planting
  - Open space
  - Indicative surface water attenuation basin
  - Proposed pedestrian/cycle link



**nineteen47**  
CHARTERED TOWN PLANNERS  
& URBAN DESIGNERS

Project:  
Cossington Lane, Rothley

Drawing title:  
Masterplan

Project Code	Drawing No.	Rev.
n1433	005	B
Date:	Drawing Date:	
09.06.2021	1:500 @ A2	



View looking south-west



Red boundary line  
indicative only

View looking west



Red boundary line  
indicative only

## DATA ROOM

A website dedicated to the sale can be found via the Link: [Land off Cossington Lane, Rothley](#)

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. The gate is locked however access is available upon request. 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 2<sup>nd</sup> November 2023.**

## ENQUIRIES

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

**Contact: Sam Tyler**

**Tel:** 01509 233433

**E-mail:** [sam.tyler@matherjamie.co.uk](mailto:sam.tyler@matherjamie.co.uk)

## MATHER JAMIE

Chartered Surveyors

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Leicestershire LE11 5RF

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fax: 01509 248900

email: [sales@matherjamie.co.uk](mailto:sales@matherjamie.co.uk)

website: [www.matherjamie.co.uk](http://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.

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