

RESIDENTIAL DEVELOPMENT SITE PHASE II PEASHILL FARM, RATCLIFFE ROAD, SILEBY, LE12 7QB FOR SALE



Red boundary line
indicative only

BARWOOD
LAND



INTRODUCTION

Mather Jamie are instructed as sole agents by the landowner and Barwood Land to market a residential development opportunity located at Peashill Farm, Sileby known as Phase II. The site is located to the south-east of Davidsons 'Ratcliffe Gardens' scheme and benefits from Outline Planning Permission granted on 13th February 2023 for the development of up to **175 dwellings**, with associated infrastructure, accesses, landscaping and open space. Bids are invited for the freehold interest on an unconditional basis.

The illustrative masterplan shows a development of **175 dwellings** with an anticipated net developable area of **11.96 Acres (4.84 Ha)**. The site extends in all to **19.69 Acres (7.97 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 Tuesday 30th May 2023**. All offers must be submitted in accordance with the tender pro-forma which is available in the data room.

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

View looking south-east



Site Plan



Sole Agents



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Land Promoter



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THE OPPORTUNITY

- Prime residential development site located off Ratcliffe Road, immediately to the south-east of Davidsons site and on the south-eastern fringe of Sileby. Phase I received reserved matters consent for 201 dwellings in October 2020 and is currently under construction.
- Phase II will front onto the south-eastern boundary of Phase I. Proposed areas of open space on Phase II will form a continuation of the cohesive and connected green infrastructure being delivered on Phase I.
- Sileby is a popular village located within Charnwood Borough Council, demanding strong sales values. According to Land Registry sold data, the average price of a property sold in Sileby in 2021 totalled £287,905 (19 property sales completed).
- Davidsons are currently marketing a range of 3 and 4 bedroom detached homes at Ratcliffe Gardens, Sileby for £264,995 - £514,995.
- The site benefits from Outline Planning Permission, dated 13th February 2023. The application reference is **P/21/2131/2** and the application allows for “development of up to 175 dwellings with associated infrastructure, accesses, landscaping and open space (with all matters reserved except for access)”.
- The Section 106 Agreement is signed and dated and requires an onsite affordable housing contribution of 30%, along with various commuted sums detailed within the brochure.
- Phase II will make use of existing access infrastructure from Ratcliffe Road and the new spine road servicing Davidsons scheme known as Excelsior Way. Rights of access to connect to the spine road, drainage infrastructure and service media are detailed within the Transfer dated 22nd July 2019.
- The site provides an opportunity to create a high-value, high-quality development with a range of dwelling types for all ages, including small starter homes to large family housing.
- Onsite provision of green infrastructure and sustainable connectivity via its western boundary providing footpath and cycle links to Sileby village centre.

View looking south-west



View looking west



PHASE II PEASHILL FARM RATCLIFFE ROAD SILEBY LE12 7QB

An opportunity to acquire a residential development opportunity situated on the south-eastern fringe of Sileby, benefitting from **Outline Planning Approval for up to 175 no new build dwellings**.

The site extends in all to 19.69 Acres (7.97 Ha) or thereabouts and is being offered for sale as whole.

LOCATION

The site is located on Ratcliffe Road, to the south-eastern side of Sileby. The site is immediately adjacent to Phase I which was sold to Davidsons and they are currently developing 201 dwellings which are being marketed as 'Ratcliffe Gardens'.

Sileby is well-located in terms of its regional connectivity, benefitting from good connections to a number of important cities and towns. The site has excellent links to strategic road transport networks via the nearby A6 and A46 linking directly to the M1 to the west. The A6 connects Leicester with Loughborough, and Sileby is located just 0.6 miles from this key link.

Sileby has a regular rail service on the Nottingham to Leicester route and the station is easily accessible from the site between 10 and 15 minutes walk. The population of the civil parish of Sileby at 2011 census was 7,835.

Sileby is a large village benefitting from a full range of facilities including, but not limited to, a primary school, pubs, pharmacy, medical centre, post office, Tesco Express and much more.

LOCAL SCHOOLING

Sileby benefits from two primary schools, Sileby Redlands Community Primary School (Ofsted rating Good, dated 2020) and Highgate Primary School (Ofsted rating Inadequate, dated 2019). The closest secondary school is Humphrey Perkins (Ofsted rating Good, dated 2020) located in Barrow upon Soar.

Private education is also close by with options including Ratcliffe College (1.6 miles), Loughborough Schools Foundation (6.1 miles) and Oakham School (19.8 miles).

THE SITE

The site offers an excellent opportunity to build a highly desirable scheme in the village of Sileby, which offers excellent connectivity to Leicester City Centre, Loughborough and beyond.

The site extends to 19.69 Acres (7.97 Ha) or thereabouts to the south-eastern edge of Sileby and it is contained on its western edge by Davidsons 201 dwelling scheme, Ratcliffe Road to the north, agricultural land and an existing dwelling to the east and pasture land to the south. The site is currently farmed in hand by the Vendor.

PLANNING PERMISSION

The site benefits from Outline Planning Permission dated 13th February 2023 by Charnwood Borough Council. The application reference is **P/21/2131/2** and the application allows for "development of up to 175 dwellings with associated infrastructure, accesses, landscaping and open space (with all matters reserved except for access)".

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 175 dwellings on 11.96 Acres (4.84 Ha) of net developable land.

SITE ACCESS

The site will be accessed from the new roundabout on Ratcliffe Road, which was delivered as part of the Phase I development. A new main access off the phase I spine road, along with with a footpath/cyclepath connection, was approved as part of the planning permission in accordance with drawing ref: 332210055-5513-001; and 332210055-5513-002, details of which are available on the data room. An emergency vehicular access is located on Ratcliffe Road, to the south of the main roundabout.

SECTION 106 AGREEMENT

The Section 106 Agreement is signed and dated 13th February 2023. The Section 106 agreement and decision notice are made available on the data room. The Section 106 Agreement contains the following obligations (Sums are subject to indexation. List is not exhaustive, please refer to the disclosed Section 106 Agreement):

- 30% Affordable Housing requirement
- Allotment Contribution - £19,761
- Bus Pass Contribution - £164,500
- Bus Stop Contribution - £10,800
- Civic Amenity Contribution - £9,042
- Early Years Education Contribution - £133,605
- Primary Education Contribution - £963,690
- Secondary Education Contribution - £522,426
- Special Education Contribution - £98,785
- Healthcare Contribution - £72,650
- Libraries Contribution - £5,298
- Outdoor Sports Facilities Contribution - £57,626
- Travel Pack Contribution - £9,249

The Section 106 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 or in the event monies remain unspent / allocated by the authority.

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.

AFFORDABLE HOUSING

The outline planning application proposes 30% of the dwellings to be delivered as affordable housing.

The tenure split agreed as part of the Section 106 Agreement is for 66% Affordable Rented Dwellings and/or Social Rented Dwellings and 34% Shared Ownership.

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.

UTILITIES

The Vendor has instructed Stantec 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 KAB Geo-Solutions Ltd to undertake a detailed Phase II Geo-Environmental Assessment of the site.

A copy of the report produced by KAB Geo-Solutions Ltd is made available as part of the data room. The reports will be novated by way of letter of reliance to 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):

- EDP– Arboricultural Impact Assessment & Tree Survey
- EDP – Ecological Appraisal
- EDP – LVIA
- EDP – Archaeological and Heritage Assessment
- Barwood Land – Design & Access Statement
- Stantec – Drainage Strategy
- Stantec – Flood Risk Assessment
- Stantec – Transport Statement
- Stantec – Travel Plan
- Stantec – Planning Statement
- Stantec – Phase I Ground Condition Assessment
- KAB Geo-Solutions – Phase II Ground Investigation

OVERAGE

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

VALUE ADDED TAX

The Vendor has waived their exemption to VAT on the site and VAT will therefore be chargeable on the purchase price.

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.

AUTHORITIES

Water:	www.stwater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.westernpower.co.uk
Local:	www.charnwood.gov.uk
Highways:	www.leicestershire.gov.uk

LAND REGISTRY

The site is registered freehold title absolute under Land Registry title part of LT458551. A copy of the title plan and register are available within the data room.

Part of title LT458551 has access rights and rights to connect to services and drainage retained as part of the Transfer dated 22nd July 2019 between the Vendor and Davidsons.

TENURE & RANSOM STRIPS

The land is offered for sale freehold with vacant possession available upon completion. A ransom strip will be retained along boundaries abutting third party land.

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: April-May 2023

Bid Submission Deadline: 12 noon Tuesday 30th May 2023

Shortlisted Parties Interviews: Tuesday 6th June 2023

Preferred Bidder Selection Signed Heads of Terms: June 2023

Exchange: 6 weeks from signed Heads of Terms

Completion: 4 weeks post exchange

Illustrative Masterplan Submitted with the Outline Planning Application



- Site Boundary
- Primary Vehicular Access
- Pedestrian, Cycle and Emergency Vehicle Access
- Pedestrian and Cycle Access
- Residential Development
- Primary Street Infrastructure
- Shared Surface Driveways
- Amenity Open Space
- Naturalistic Open Space
- Attenuation Ponds
- Watercourse
- Tree Planting
- Enhanced Woodland Planting
- Pedestrian Route
- Potential Bus Route and Stop
- Proposed Area of Equipped Play
- Pumping Station

client
Barwood Development Securities Limited

project title
Land at Peashill Farm, Ratcliffe Road Sileby Phase 2

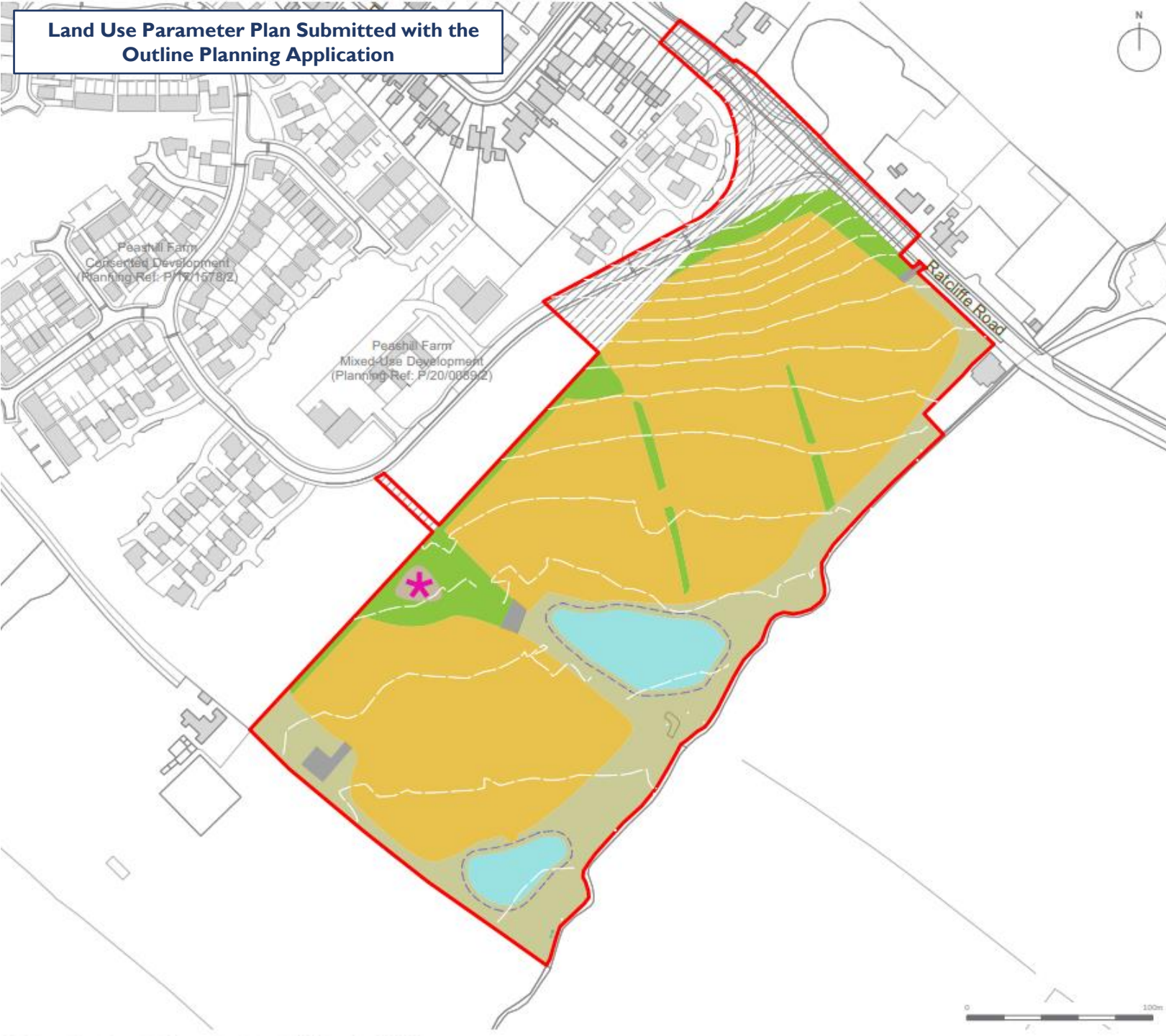
drawing title
Illustrative Masterplan

date	15 SEPTEMBER 2021	drawn by	RA
drawing number	edp4729_d028f	checked	PW
scale	1:2,000 @ A3	QA	

edp | the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

Land Use Parameter Plan Submitted with the Outline Planning Application



	Application Boundary	7.97 ha
	Net Developable Area	4.84 ha
@ 36dph equates to approximately 175 dwellings		
	Open Spaces and Planting	2.36 ha
Illustrative Breakdown		
	Attenuation-Basin (West)	0.12 ha
	Attenuation Basins (East)	0.26 ha
	Formal Open Space	0.58 ha
	Play Space	0.04 ha
	Informal Open Space	1.34 ha
	Proposed Highway/Infrastructure	0.77 ha
	Land Required for Access	0.73 ha
	Other	0.04 ha

client
Barwood Development Securities Limited

project title
Land at Peashill Farm, Ratcliffe Road, Sileby, Phase II

drawing title
Land Use Parameter Plan

date 15 SEPTEMBER 2021 drawn by RA
drawing number edp4729_d014a checked PW
scale 1:2,000 @ A3 QA

View looking east



Red boundary line
indicative only

View looking north



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: [Phase II Peashill Farm, Sileby](#)

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 an unconditional basis.

Offers are invited from interested parties by **12 noon on Tuesday 30th May 2023.**

ENQUIRIES

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

Contact: Gary Owens

Tel: 01509 23343

E-mail: gary.owens@matherjamie.co.uk

Contact: Sam Tyler

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E-mail: sam.tyler@matherjamie.co.uk

MATHER JAMIE

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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 April 2023.

