

RESIDENTIAL DEVELOPMENT SITE – 66 PLOTS

LAND WEST OF HARBY LANE, HOSE, LEICESTERSHIRE LE14 4DR

FOR SALE



Red boundary line
indicative only



OPPORTUNITY

Mather Jamie are instructed as sole agents by the landowner to market a residential development opportunity located to the west of Harby Lane, Hose. The site is located to the north of Hose village and benefits from 2 outline planning applications as follows:

- Parcel A benefits from Outline Planning Permission for 35 dwellings (ref: 18/00500-OUT). The Outline Permission expires on 16th March 2023, however, a Reserved Matters application has been submitted by the landowner.
- Parcel B is subject to a pending Outline Planning Permission for up to 31 dwellings (ref: 20/00397/OUT). The permission for Parcel B will be released upon the completion of a Section 106 Agreement which is at an advanced stage and expected to be signed shortly.

It is anticipated that Outline Planning Permission will be granted shortly, and bids are invited on an unconditional basis, but it is accepted that any sale will be conditional upon the grant of Outline Planning Permission for Parcel B.

The site extends in all to **8.60 Acres (3.48 Ha)** or thereabouts and is being offered for sale as a whole by Informal Tender.

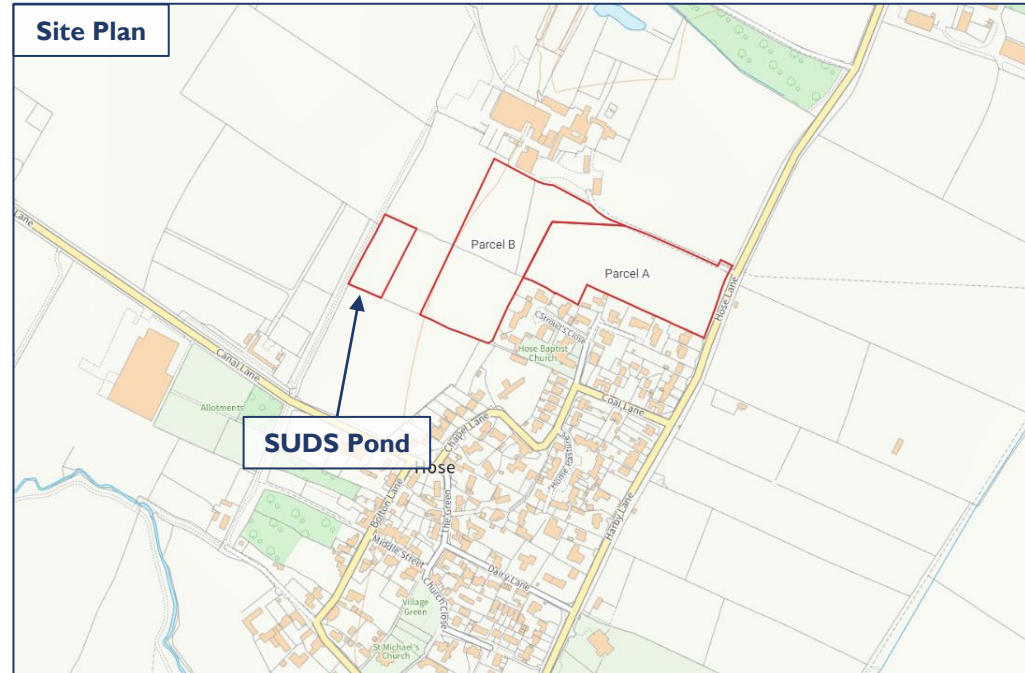
The deadline for submission of tenders is by **12 noon on Wednesday 17th May 2023**. All offers must be submitted in accordance with the tender proforma which is available upon request.

- Parcel A and B benefit from excellent pedestrian connectivity routes into Hose village centre. The site is linked to the village by an existing footpath (G33) linking with Chapel Lane and the possibility of connecting with the existing pedestrian network at Harby Lane.
- Hose is a desirable village located within Vale of Belvoir, demanding strong values. According to Land Registry sold data, the average price of a property sold in Hose in 2021/22 totaled £375,150 (10 property sales completed).
- Site provides the opportunity to create a high-value, high-quality development with a range of dwelling types for all ages.

View looking west



Site Plan



LAND WEST OF HARBY LANE HOSE LEICESTERSHIRE LE14 4DR

An opportunity to acquire a residential development opportunity situated on the northern fringe of Hose, benefitting from an **Outline Planning Permission for up to 35 new build dwellings and a pending Outline Planning Permission for up to 31 new build dwellings.**

The site extends in all to 8.60 Acres (3.48 Ha) or thereabouts and is being offered for sale as whole with the potential to deliver up to 66 residential plots.

LOCATION

The site is located on Harby Lane, to the northern fringe of Hose and the village lies within the Vale of Belvoir in Leicestershire. Parcel B is immediately adjacent to the Plumtree Developments scheme which is set to deliver 34 homes which is currently being built out known as 'Canal Lane, Hose'.

Hose benefits from a range of facilities and amenities which are commensurate with its size, comprising a public house, village hall, a church and Hose CofE primary school (Ofsted rating Outstanding dated Feb 2010). The village benefits from a bus service providing onward connectivity to Melton Mowbray, Stathern and Bottesford.

Hose is well serviced by the surrounding road networks with access south to Melton Mowbray (approx. 7.6 miles), north-west to Nottingham (approx. 15.1 miles), north to Newark (approx. 19.7 miles) and south-west to Leicester (approx. 23.9 miles). The village is also situated approx. 7.6 miles east of the A46, providing easy access to the M1 motorway and approx. 14 miles west of the A1.

LOCAL SCHOOLING

Hose benefits from a primary school, Hose CofE Primary School (Ofsted rating Outstanding dated Feb 2010). The closest secondary schools are John Ferneley College (Ofsted rating Good, dated 2018) located in Melton Mowbray and The Priory Belvoir Academy (Ofsted rating Good, 2018) in Bottesford. Private education is also close by with options including Ratcliffe College (14.9 miles), Loughborough Schools Foundation (18.3 miles), Oakham School (18.4 miles) and The Kings School (15.3 miles).

THE SITE

The site offers an excellent opportunity to build a highly desirable scheme in the village of Hose, situated in the Vale of Belvoir.

The whole site extends to 8.60 Acres (3.48 Ha) or thereabouts to the northern edge of Hose and it is contained on its eastern edge by existing residential properties and Harby Lane, Plumtree Developments scheme and existing residential dwellings to the south, and the vendors farm and retained land to the north and west. The site is currently used for grazing livestock and arable farmland.

PLANNING PERMISSION

Parcel A – benefits from Outline Planning Permission decided on 17th March 2020 by Melton Borough Council. The application reference is 18/00500/OUT and the application allows for “proposed residential development for 35 houses”. The application is valid until 16th March 2023 and the Vendors have submitted a Reserved Matter’s application to preserve the consent.

Parcel B – an Outline Planning Application (reference 20/00397/OUT) was submitted to Melton Borough Council on 1st April 2020 and allows for “residential use to accommodate up to 31 houses to be accessed by a private road built to an adopted standard”.

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. All documents submitted as part of the Reserved Matter application will be made available throughout the marketing process.

SITE ACCESS

The site will be accessed from Harby Lane in accordance with drawing ref: 7485 04 10 Rev B which was approved as part of the Outline Planning Permission. The access off Harby Lane will service Parcel B via an internal spine road through Parcel A detail on Page 8.

SECTION 106 AGREEMENT (Parcel A)

The Section 106 Agreement is signed and dated 13th March 2020. The Section 106 Agreement contains the following obligations (sum index linked, list not exhaustive):

- 32% Affordable Housing requirement
- Buss Pass Contribution - £25,200
- Bus Stop Contribution - £170
- Civic Amenity Contribution - £2,893
- Healthcare Contribution - £10,611
- Primary Education - £86,093
- Secondary Education - £98,498
- Travel Pack Contribution - £1,850

(Parcel B)

The Section 106 Agreement is in the process of being finalised with the Council. Parties are advised to have regard to the latest draft version which contains the following obligations (sums index linked, list not exhaustive):

- 32% Affordable Housing requirement
- Buss Pass Contribution - £32,240
- Buss Stop Contribution - £170
- Healthcare Contribution- £9,399
- Primary Education - £170,711
- Secondary Education - £92,544
- Library Contributions - £940
- Travel Pack Contribution - £1,638
- Waste and Recycling Contribution – £2,562

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.

HOUSING MIX

The Reserved Matters Application for Parcel A proposed housing mix is as follows:

- 3 no. 2 bed bungalows (9%)
- 8 no. 2 bed houses (23%)
- 18 no. 3 bed houses (51%)
- 6 no. 4/5 bed houses (17%)

The Outline Planning Application for Parcel B has an indicative housing mix as follows:

- 10 no. 2 beds (32%)
- 17 no. 3 beds (55%)
- 4 no. 4 beds (13%)

AFFORDABLE HOUSING

The Section 106 Agreements on both sites require 32% of dwellings to be delivered as Affordable Housing. The Reserved Matters Application allows for 11 dwellings to be delivered as Affordable Housing. A breakdown of the housing mix is available via the data room.

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.

DIVERSIONS AND PROTECTION OF APPARATUS

A 225mm rising main sewer crosses the site and has been surveyed to accurately determine its location, a copy of the survey is available to download. No diversion works are anticipated albeit there are build restrictions which need to be observed. A 315m medium pressure gas main crosses the site entrance and interested parties are asked to arrive at their own conclusions in terms of the potential need to divert or deepen this piece of infrastructure.

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 within the data room.

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 Harby Lane, pumped conveyance will be required to suit levels across the site.
- Clean Water – sufficient capacity available in Harby Lane.
- Gas – sufficient capacity available in Harby Lane.
- Electricity – connection available within the Vendor’s ownership; upgrade to pole-mounted transformer required.
- Telecoms – connection available in Harby Lane.

The M-EC report is dated April 2022, however an updated report is being prepared. 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 report produced by M-EC, dated April 2022, is available to download. The report concludes that conventional strip/trench fill foundations will be suitable at a minimum depth of 1.0m bgl. Conventional soakaway drainage is not considered appropriate. Nominally high levels of Beryllium were found but can be dealt with on the site which was found to be free of any other contamination. No ground gas protection measures are recommended.

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.

SCHEDULE ANCIENT MONUMENT

To the north of the site contains a Scheduled Ancient Monument (SAM) site of Hose Grange, a historic earthworks showing 2 water filled depressions either side of a roughly square footprint. The scheme ensures that an attractive edge to the village has been designed in response and link to the adjacent SAM. The development allows view to the SAM site and Grange Farmhouse whilst maintaining separation distances of 100m plus to both sites.

Additional buffer planting is proposed in the north-west corner of the site softening the effects of development on the edge of the village when viewed from the open countryside beyond and the SAM site. Condition 18 (18/00500/OUT) requires as part of the RM application, details of the boundary treatment to the northern boundary, which shall provide and adequate buffer to the SAM.

AUTHORITIES

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

LAND REGISTRY

The site is registered freehold title absolute under Land Registry title part of LT501365. Part of the site is currently not registered on Land Registry. The Vendors are in the process of submitting an application for First Registration. A copy of the title plan and register are available within the data room.

TENURE

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

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.

View looking west

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.

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: March-May 2023

Bid Submission Deadline: 12 noon Wednesday 17th May 2023

Shortlisted Parties Interviews: 22nd & 23rd May 2023

Preferred Bidder Selection Signed Heads of Terms: June 2023

Exchange: 6 weeks from signed Heads of Terms

Completion: 4 weeks post exchange



Red boundary line
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Proposed Site Plan submitted as part of the Reserved Matters Application



- Site layout legend:**
- Block paving
 - Tarmac finish
 - 450/450 river faced paving slabs
 - Areas laid to grass
 - Ecological buffer zone
 - Low level landscape planting
 - UV charge silt
 - Rekret
 - Proposed site boundary
 - 275mm drain & easement
 - Existing footpaths
 - Redline site areas: 4.89 acres, 1.98 ha
 - Proposed tree planting
 - Existing tree planting (root protection in red)
 - Removed trees
 - wood protection zone
 - Sweep path analysis
 - 1.8 RW - 1.8m brick wall
 - 1.8 CRF - 1.8m close boarded timber fence
 - 1.2 PF - 1.2m timber panel fence
 - 1.2 PR - 1.2m post and rail fence

Housing Mix		
House Type, House	Count	%
Affordable House @	27%	31%
SB Bungalow	1	1%
SB House	4	5%
Total 2 Bed	5	6%
SB House	8	9%
SB House	0	0%
Total	13	15%
Market Houses @		
House Type, House	Count	%
SB Bungalow	2	2%
SB Apartment	0	0%
SB House	4	5%
SB House	10	12%
SB House	0	0%
Total	16	19%
All Houses @		
House Type, House	Count	%
SB Apartment	0	0%
SB Bungalow	3	4%
SB House	8	10%
SB House	18	22%
SB House	8	10%
Total	35	100%

Affordable (recommended):	
Fast Home	1 x 2 Bed
Bersted	1 x 2 Bed Bungalow
	2 x 2 Bed
	1 x 3 Bed
Shared ownership	1 x 2 Bed

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PLANNING

nssp
architects

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Proposed Housing Development
House Lane
For Stroud and Son
Proposed Site Plan

Date: 08/11/2018
Scale: 1:1000
Drawing No: 1405-03-003

**Indicative Masterplan Submitted with
the Outline Planning Application
(20/00397/OUT)**

ured native species planting
the Northern boundary to
gain privacy to existing farm



Hedgerow and grass verge

Mixed species hedgerow maintained outside formal garden boundary

HEDGEROW MITIGATION
Substantial mixed species hedgerows maintained along

HEDGEROW MITIGATION
Substantial mixed species hedgerows maintained along

5m wildlife corridor running along hedgerow boundary, outside formal garden areas.

Substantial mixed species hedgerows maintained along

Application Site

Through road connecting the three proposed sites

New friendly tunnels under roadway

Approved
Ref: 18/00500/OUT

Mixed species hedgerow maintained outside formal garden boundary

Native species planting

Approved
Ref: 19/00859/OUT

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20/0201 - C2 - 01 - A amended proposed boundary, to approved site to the East to avoid Hedgerow

20/0201 - C1 - 01 - 01 - A amended hold line after insurance photography placement, architecture and placement completed

Site / Date / Drawn



Pera Innovation Park, Nottingham Road
Milton Mowbray, LE13 0PB
Telephone: 01544 563 288 Fax: 01544 563 300
E-Mail: info@hssparchitects.co.uk Web: www.hssparchitects.co.uk

- Residential development
- Grange Farm off Hose lane
- Hose
- Straud and son

Title: - Sketch scheme

Scale	Drawn	Checked	Date
1:1000	HT	HT	15/03/22
Drawing No.	7919 - 03	Revision	01





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View looking north



Red boundary line
indicative only

DATA ROOM

A website dedicated to the sale can be found via the Link: [Harby Lane, Hose.](#)

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 Wednesday 17th 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: Gary Kirk

Tel: 01509 233433

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

MATHER JAMIE

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