



RESIDENTIAL DEVELOPMENT SITES FOR SALE

LAND AT 23 & 63 MAIN STREET, WOODTHORPE, LOUGHBOROUGH, LEICESTERSHIRE LE12 8UG



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A unique opportunity to acquire two residential development opportunities in the attractive hamlet of Woodthorpe, benefitting from separate outline planning permissions for the erection of a total of 14 dwellings.

Collectively the sites extend to circa 2.12 acres (0.85 ha) and are being offered for sale individually or as a whole.

INTRODUCTION

Mather Jamie are instructed as sole agents by the landowner to market two residential development opportunities situated to the south-east of Loughborough, which benefit from outline planning permission as follows:

- Land at 23 Main Street – the site extends to 0.90 acres (0.36 ha) and benefits from outline planning permission for the erection of 7 dwellings with associated landscaping and the creation of a new vehicular access (outline with all matters reserved).
- 63 Main Street – the site extends to 1.22 acres (0.49 ha) or thereabouts and benefits from outline planning permission for the demolition of the existing dwelling, erection of up to 7 dwellings and associated works (outline with all matters reserved).

Mather Jamie are instructed by the landowner to invite interest based on the following scenarios:

Option 1 – As a whole (Land at 23 Main Street & 63 Main Street);

Option 2 – Land at 23 Main Street only; **Option 3** – 63 Main Street only

The sites are offered for sale as a whole or individually by Informal Tender. The deadline for submission of tenders is **12:00 noon on Wednesday 24th July 2024**. All offers must be submitted in accordance with the tender pro forma, a copy of which is available in the data room (see below).

DATA ROOM

A comprehensive online information pack can be found on the dedicated website:-

[23 & 63 Main Street, Woodthorpe](#)

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



LOCATION

Woodthorpe is situated to the south-east of Loughborough and benefits from convenient travel connections to Loughborough town centre and Leicester city centre via the A6. The sites boast excellent connectivity via the A6004, A6, A46, M1 and East Midlands Airport. Direct trains to London St. Pancras leave Loughborough every 30 minutes, with a journey time of 1 hour 25 mins.

Woodthorpe benefits from a range of facilities, including an Aldi, Greggs and Costa. A little further afield is Beacon Academy primary school and the Outwoods Medical Centre. Private education is also close by, with options including The Loughborough Schools Foundation (1.0 mile) and Ratcliffe College (6.9 miles).

DESCRIPTION

Land at 23 Main Street – an opportunity to build 7 detached dwellings at the northern end of Woodthorpe. The site extends to 0.90 acres (0.36 ha) and is edged in red on the enclosed Sale Plan (marked Lot 1). The site is bordered by existing residential properties to the north and south and by open space to the west.

63 Main Street – an opportunity to deliver 7 detached dwellings at the southern end of Woodthorpe. The site extends to 1.22 acres (0.49 ha) (as shown edged in red and marked Lot 2 on the enclosed Sale Plan) and comprises an existing residential dwelling that has demolition consent to pave the way for the construction of 7 new dwellings.

PLANNING

Land at 23 Main Street – the site benefits from outline planning permission granted at appeal by The Planning Inspectorate on 29th May 2024.

The appeal ref. is APP/X2410/W/23/3327868 (original Charnwood Borough Council application ref. P/20/1390/2) and allows for the “erection of 7 dwellings with associated landscaping and the creation of new vehicular access (outline with all matters reserved)”.

Condition 4 of the decision notice requires the development to be in accordance with the ‘Key Requirements’ 1–10 set out in Section 4 of the Design Brief (Version C) October 2021. The Key Requirements are detailed overleaf.

63 Main Street – the site benefits from outline planning permission granted at appeal by The Planning Inspectorate on 28th May 2024.

The appeal ref. is APP/X2410/W/23/3327995 (original CBC application ref. P/20/1571/2) and allows for “demolition of existing dwelling on-site, erection of up to 7 no. dwellings on-site and associated works (outline - all matters reserved)”.

Condition 4 of the decision notice requires the development to be in accordance with the ‘Key Requirements’ 1–10 inclusive set out in Section 4 of the Design Brief December 2021. The Key Requirements are detailed overleaf.

A full suite of documents submitted as part of the planning applications and appeals is available to download via the data room.

AFFORDABLE HOUSING

For the avoidance of doubt, the sites do not require any of the dwellings on site to be built as affordable housing units.

HOUSING MIX

The indicative housing mix in the Planning Statement submitted with the outline planning applications was as follows:

1-bedroom – 5%	3-bedroom – 45%
2-bedroom – 30%	4-bedroom – 20%

PROFESSIONAL REPORTS

The Vendor commissioned a number of reports to support the outline planning applications. Copies are available within the data room. These include, but are not limited to:

- **Mather Jamie** – Planning Statement
- **Mather Jamie** – Design and Access Statement
- **Mather Jamie** – Design Brief
- **Middlemarch** – Ecological Assessment, Biodiversity Impact Assessment and Arboricultural Assessment
- **RPS** – Highways
- **Taylor Bowie** – Road Safety Audit

DRAINAGE

The Vendor sold their land to the east of Main Street, Woodthorpe (title LT549688) to Miller Homes, who are delivering approx. 120 dwellings. As part of that sale, the Vendor reserved a right to connect into the foul drainage at the northern end of Main Street of at least 47.900m AOD as shown on Dice Drawing No. 100692_01_0500_04 Rev. P01 and 100692_01_0500_05 Rev. P01 to provide a gravity outfall to the Section 104 drainage for the benefit of 23 & 63 Main Street.

The Vendor also reserved a right to connect a surface water drain to the field ditch close to point ‘A’ on the ‘surface water drain plan’ and to use the same to drain attenuated flows from development at 23 & 63 Main Street.

UTILITIES

The Vendor reserved a right for the benefit of 23 & 63 Main Street to connect to the services laid by Miller Homes (to include gas, electricity, telecoms, fibre etc), subject to agreeing with Miller Homes the most convenient route for the same. Any reasonable upsizing will be at the Purchaser’s cost.

GROUND INVESTIGATION

The Vendor commissioned a detailed Phase I & II Ground Investigation Report from Dice.

A copy of the reports produced by Dice are available to view via the data room. The reports will be novated to the Purchaser by way of a letter of reliance upon completion.

VENDOR’S RESERVATIONS

- The Vendor will retain ransom strips on the boundaries of the sites to protect their interests in the event that further adjoining development is forthcoming.

PURCHASER’S OBLIGATIONS

- To provide a foul drainage connection for the land at 23 Main Street.
- To erect a fence (specification to be agreed) along the boundary of the northern site where it abuts the boundary of the existing property known as 23 Main Street.

ADDITIONAL LAND

The Vendor owns circa 0.09 acres (0.04 ha) of land highlighted in **green** on the Sale Plan, which adjoins 63 Main Street and has the potential to deliver an additional plot subject to planning approval. The Vendor is inviting offers for this land to be included as part of the sale of 63 Main Street or as a whole.

EXISTING PROPERTIES

The site at 63 Main Street includes an existing bungalow that is currently occupied. Vacant possession will be provided on completion. As part of the planning permission, the existing bungalow must be demolished prior to commencement of the development. Interested parties are encouraged to arrange a viewing of the site in order to appreciate its current condition.

KEY REQUIREMENTS – 23 MAIN STREET

Section 4.0 of the Design Brief (Version C) October 2021 sets out the Key Requirements for the design and any design coming forward should be consistent with these requirements:

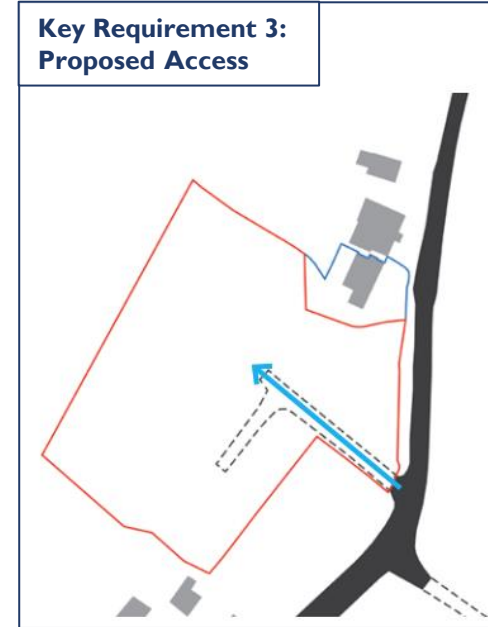
1. The scheme should be designed and conceived as a whole.
2. The development should be set within the underlying structure of the hamlet.
3. A single point of access should be provided from Main Street to serve the development.
4. The development should be formed around regular courtyards.
5. The buildings should reflect the tradition of simple, robust farm building typologies, including barn-like buildings and a more substantial farmhouse or lodge house building facing towards the street.
6. The courtyard should be shared space and informal in character with private gardens to the rear and generally set behind the building line.
7. The materials, colours, textures and tones should reflect those used in Woodthorpe.
8. Details should be simple and reflect those in Woodthorpe.
9. Parking should be integrated into the overall composition and parking structure/garages should form part of the overall built form, being the same in scale, form and materials.
10. Landscaping should be informal with single courtyard trees and entrance planting.

Further details of Key Requirements 1–10 are detailed in Section 4.0 of the Design Brief (Version C) October 2021, which is available to view via the data room.

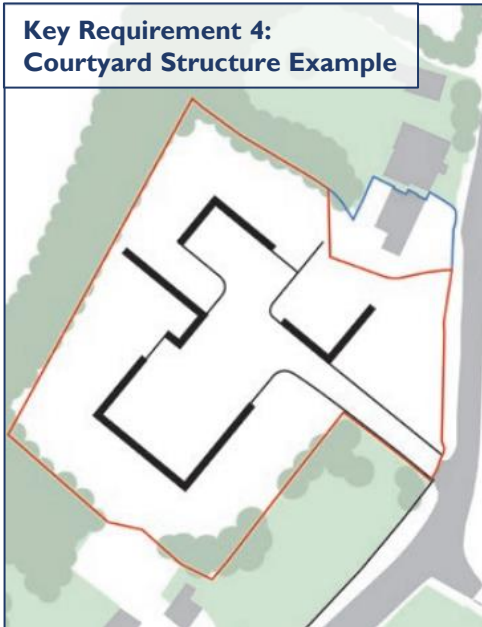
**Key Requirements 1 & 2:
Structure of Hamlet**



**Key Requirement 3:
Proposed Access**



**Key Requirement 4:
Courtyard Structure Example**



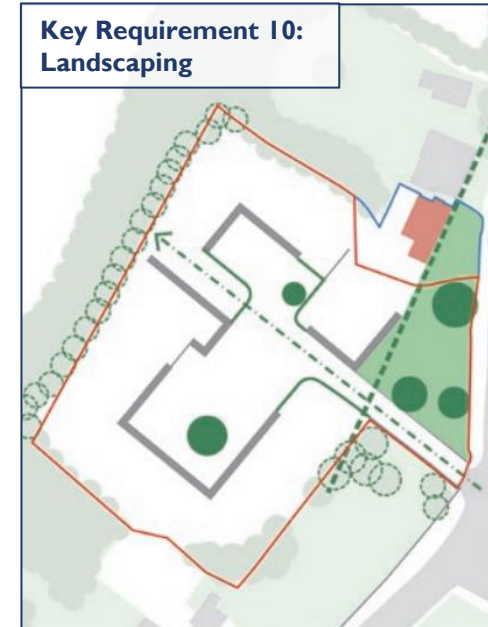
**Key Requirement 6:
Courtyard & Gardens**



**Key Requirement 9:
Parking Option**



**Key Requirement 10:
Landscaping**



KEY REQUIREMENTS – 63 MAIN STREET

Section 4.0 of the Design Brief December 2021 sets out the Key Requirements for the design and any design coming forward should be consistent with these requirements:

1. The scheme should be designed and conceived as a whole.
2. The development should be set within the underlying structure of the hamlet.
3. A central space should be created and be landscaped with features and the frontage street trees generally retained where possible.
4. A single point of access should be provided off Main Street.
5. The buildings should reflect the predominant characteristics evident in Woodthorpe and in the Soar Valley villages.
6. The buildings should include individual houses, terraces and paired dwellings, but each dwelling should have its own identity and be clearly distinguishable from its neighbours.
7. Each dwelling should front the access lane and have rear gardens, and parking should be set behind the building line. Garages should be provided as outbuildings with space above the garage considered as useable space for storage/workshop or accommodation.
8. Materials, textures and colours should reflect those that predominate in Woodthorpe and the wider Soar Valley villages.
9. Architectural details should be simple and reflect those in Woodthorpe and the Soar Valley villages.
10. Landscaping should be simple and focus on the central open space area.

Further details of Key Requirements 1 – 10 are detailed in Section 4.0 of the Design Brief December 2021, which is available to view via the data room.

**Key Requirements 1 & 2
Structure of Hamlet**



**Key Requirement 3:
Central Green Space**



**Key Requirements 4 & 5:
Proposed Access**



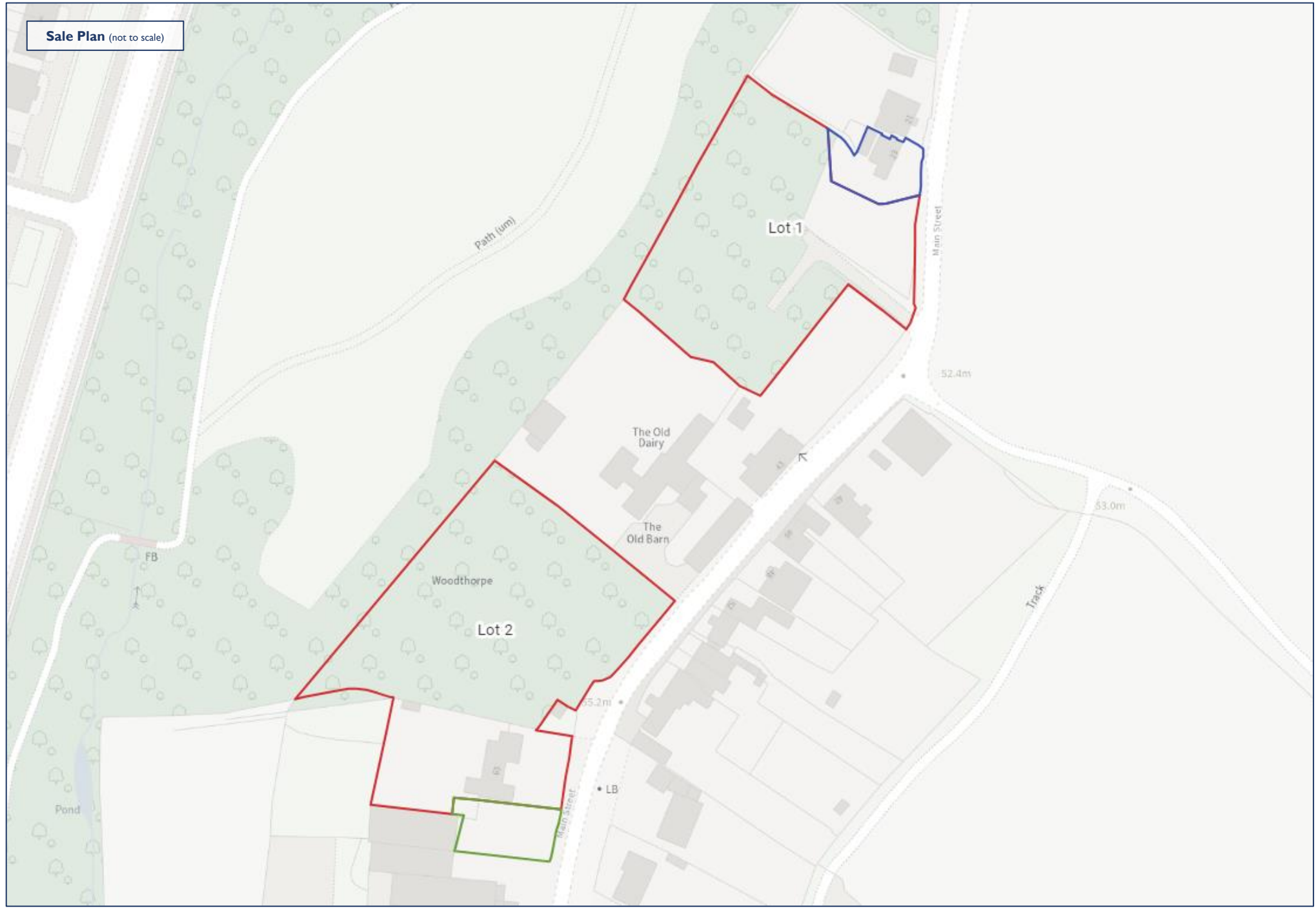
**Key Requirements 6 & 7:
Garages/Outbuildings and Gardens**



**Key Requirement
10: Landscaping**



Sale Plan (not to scale)



Path (um)

Lot 1

Main Street

52.4m

The Old Dairy

The Old Barn

53.0m

Woodthorpe

Lot 2

Track

55.2m

FB

LB

Main Street

Pond







63 Main Street - 3D Illustrative View (not to scale)



OVERAGE

Bidders are encouraged to indicate their tolerance to overage in respect of the sites and additional land, to potentially deal with additional units and sales values.

TENURE

The sites are offered for sale freehold with vacant possession upon completion.

BOUNDARIES

Plans are for reference only. The Agents will make reasonable endeavours to specify 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 boundary ownerships.

LAND REGISTRY

The sites are registered freehold with title absolute under Land Registry titles LT344033 and part LT393704. The land edged green is registered under title LT522160. Copies of the title registers and plans are available within the data room.

VALUE ADDED TAX

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

METHOD OF SALE

The sites are offered for sale as a whole or individually by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro forma, which is available to download in Word format from the data room.

Offers are invited from interested parties by **12:00 noon on Wednesday 24th July 2024.**

VIEWINGS

Viewings of the site must be arranged with Mather Jamie in advance. Neither the Vendor 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.

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 June 2024.

Sole Agent



matherjamie.co.uk
01509 233433

Sam Tyler BSc (Hons) MRICS
sam.tyler@matherjamie.co.uk

