



STRATEGIC RESIDENTIAL DEVELOPMENT SITE
LAND AT FORRESTERS ROAD, BURBAGE, HINCKLEY, LE10 2RX

**FOR
SALE**



INTRODUCTION

Mather Jamie Ltd. are instructed as sole agents by the Landowner to market a strategic development opportunity at Forresters Road, Burbage, Hinckley, LE10 2RX (the Site), extending to approximately 0.57 Acres (0.23 Ha) in total.

The land edged blue on the Site Plan extending to approximately 0.06 Acres (0.02 Ha) in total is currently unregistered and the landowner has submitted an application for First Registration and upon approval the land will be made available as part of the Site.

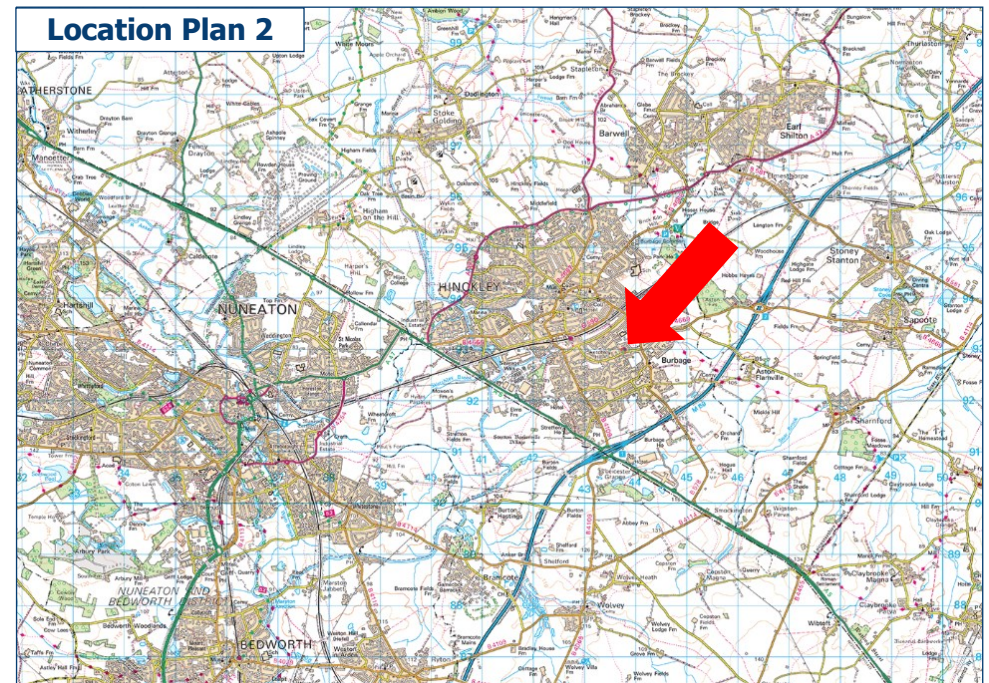
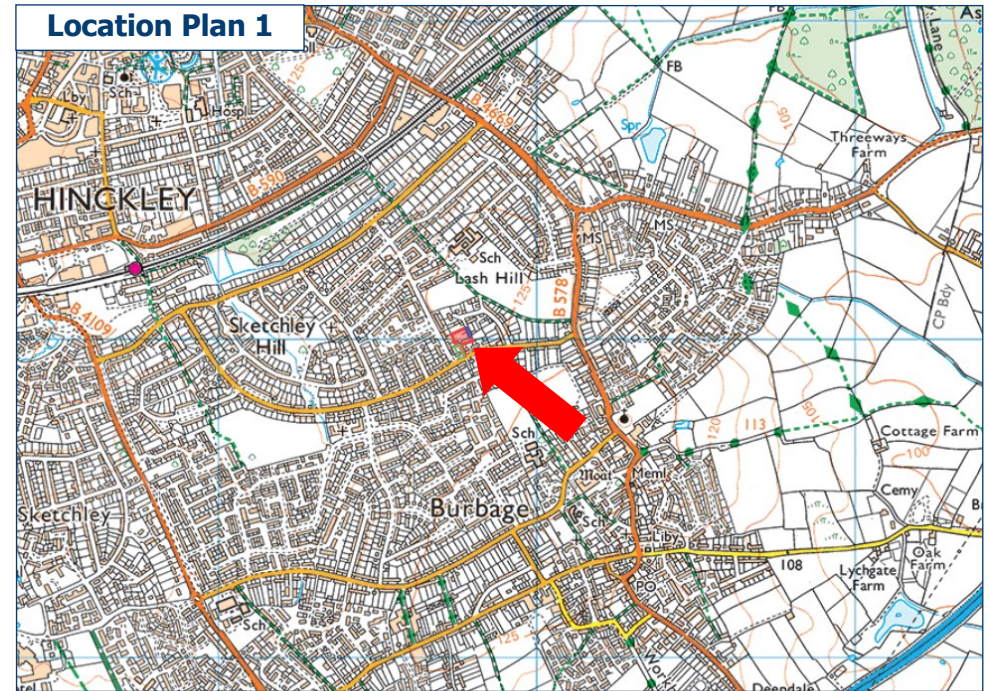
The Landowner has instructed Mather Jamie to seek a Development Partner with the relevant track record and expertise to promote the Site, secure planning permission and to realise the latent development value of the land through a purchase.

Mather Jamie Ltd are appointed to invite interest from housebuilders based on the following scenarios:

1. Conditional offers subject to planning
2. Unconditional offers with overage

The Site is being market by way of Private Treaty. 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.



DESCRIPTION & LOCATION

Burbage is a well serviced town within the Borough of Hinckley & Bosworth District Council. The site is 2.2 miles from the centre of Hinckley, 9 miles from Nuneaton and 12 miles from Coventry city centre, which provides direct trains to Birmingham or London Euston stations and connections to the wider motorway network.

The Site is located to the north of Burbage off Forresters Road and includes a small parcel of pasture land formerly used as a pony paddock. The site extends to 0.57 Acres (0.23 Ha) as well as 0.06 Acres (0.02 Ha) of unregistered land which the landowner's have submitted an application for First Registration.

ACCESS

The Site is accessed from Forresters Road, Burbage via a gated access.

The landowners have been advised by a highway consultant that the existing access from Forresters Road could most likely serve one or two dwellings without the need for third party land.

Parties are advised to carry out their own due diligence regarding the access to identify the number of dwellings that can be served from the existing access.

UNREGISTERED LAND

The landowner's solicitor has submitted an application for First Registration in respect of the land edged blue on the Site Plan. Once registered this land will form part of the Site which will extend to 0.64 Acres (0.25 Ha) combined.



Wayleaves, Easements, Covenants and Rights of Way

Any agreement will be made subject to, and with the benefit of all existing wayleaves easements, covenants and rights of way associated with the Sites whether detailed in this brochure or not. The prospective Development Partner will be required to rely upon their own legal due diligence prior to entering into any agreement.

Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs and plans are for identification purposes only. The Development Partner shall be deemed to have satisfied him or herself as to the description of the property.

Viewing

Viewing of the Site is strictly by appointment only and interested parties are asked to contact Mather Jamie in order to arrange access. The Landowner nor Mather Jamie accept any responsibility for Health and Safety of individuals when on the land.

Boundaries

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

VAT

The Landowner reserves the right to charge VAT at the appropriate rate.

Land Registry

The site is registered freehold title absolute under Land Registry title LT365538. There is a pending application for first registration at Land Registry relating to the land edged blue on the Site Plan.

Services

As part of any proposal for the Site, details of the existing utilities supplies within the local area will need to be assessed by the development partner. This will include a review of the electricity, gas, water, drainage and tele-communications apparatus that are located in the vicinity of the Site.

Tenure

The site is offered for sale freehold with vacant possession to be made available upon completion.

Method of Sale

The land is offered for sale as a whole by Private Treaty. All bids should be provided to Mather Jamie Ltd in writing using the details provided.

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All Enquiries

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MATHER JAMIE

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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 Landowner 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 Landowner.
- 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 Landowner does 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 July 2024.