

DEVELOPMENT OPPORTUNITY
LAND AT COMPASS POINT, MARKET HARBOROUGH

FOR SALE



NEWTON

LAND • DEVELOPMENT • PROPERTY

LAND AT COMPASS POINT, MARKET HARBOROUGH

An opportunity to acquire a development opportunity extending to circa 2.85 acres (1.15 ha), benefitting from extant planning permission for BI office and industrial development

INTRODUCTION

Mather Jamie and Newton LDP are instructed as joint agents by the landowners to market a development opportunity at Compass Point, Market Harborough, within a wider scheme with extant planning permission for the erection of 6 office buildings with associated landscaping and car parking (granted in September 2006 under Ref. **06/01038/REM**).

The site is situated within a wider scheme, which has been partially built out, and also lies adjacent to a residential development scheme of 350 units that is being constructed by Persimmon Homes (Ref. **20/00891/FUL**). The site has been retained by the landowners and extends to 2.85 acres (1.15 ha) or thereabouts.

Mather Jamie and Newton LDP are appointed by the landowners to invite interest based on the following scenarios:

Option 1 – Unconditional

Option 2 – Conditional Sale Subject to Planning

Other Options will be considered, please contact the selling agents to discuss further.

Offers must be submitted in accordance with the bid pro-forma form that is available to download from the data room.

LOCATION

Market Harborough is well located in terms of its regional connectivity and benefits from good access to public transport. There are several bus stops in close proximity to the site, providing regular and frequent connections to the centre of Market Harborough, Leicester and Northampton. Market Harborough train station is situated approximately 1.3 miles from the site and provides connections to London, Leicester, East Midlands Parkway and Nottingham. The town is well served by a wide range of facilities and services, including retail, education, healthcare, leisure and employment opportunities.

DESCRIPTION

The site comprises scrub land benefitting from a constructed access off a mini roundabout, which will serve as the principal access. The adjacent land has been built out to provide a small office complex to the north and 'Harborough Enterprise Centre' to the south, providing office space for businesses looking to grow and move into larger accommodation in the District.

Views looking West



PLANNING PERMISSION

The site benefits from extant outline planning permission and forms part of a larger employment area consented under reference **97/01166/OUT** for the erection of BI (business uses) and hotel development. Applications **02/00410** and **05/01870/VAC**, which were approved, varied many of the conditions associated with the permission. The latter sought a time extension of three years to allow for the submission of a reserved matters application. Phases 1 and 2 were approved through application **05/01822/REM**; however, not all of the consent was built out. Applications **06/01038/REM** for the erection of 6 office buildings and **08/00434/FUL** for the erection of a two-storey office building also cover part of the site.

Copies of the above planning applications are available to download from the data room.

The landowners have submitted representations to Harborough District Council's Issues and Option consultation (Reg 18) for the site as a potential C2 or B8 use.

DATA ROOM

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

[Compass Point, Market Harborough](#)

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.**

INDICATIVE AREA SCHEDULE
SUBJECT TO DETAILED DEVELOPMENT REQUIREMENTS

ZONE	USE TYPE	BUILDING AREA	CARPARKING PROVISION
ZONE 1	B1	12,700M ²	305
ZONE 2	B1	11,334M ²	544
ZONE 3	B1	9,392M ²	469
ZONE 4	B1 HOTEL	9,762M ² + 100 BED HOTEL	488 100
TOTAL (EXCLUDING HOTEL AREA)		43,188M ²	1806 +100 HOTEL



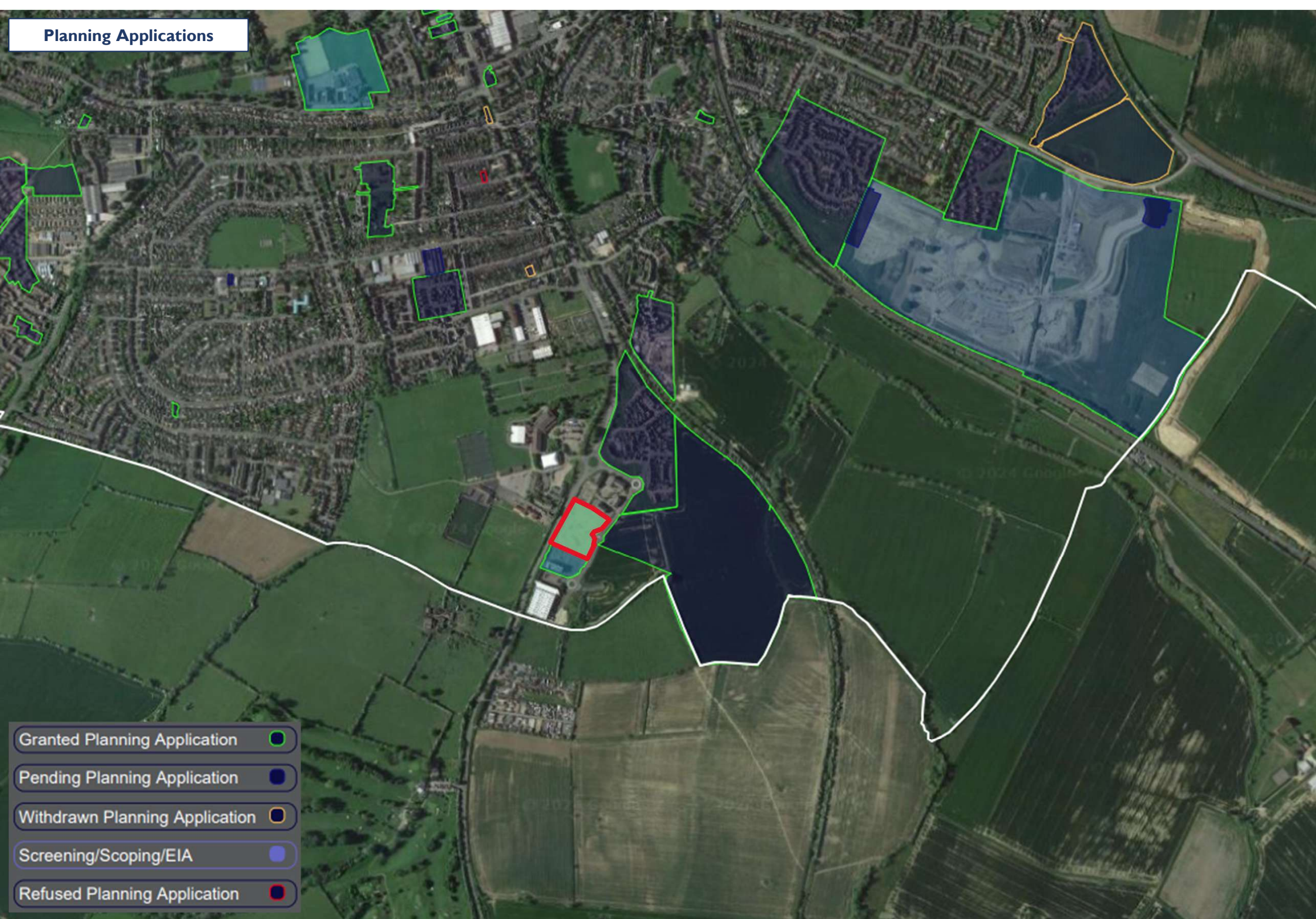
Master Plan

MARKET HARBOROUGH BUSINESS PARK
SCALE 1:2500 ISO A3
REVISION G
050238/PL001

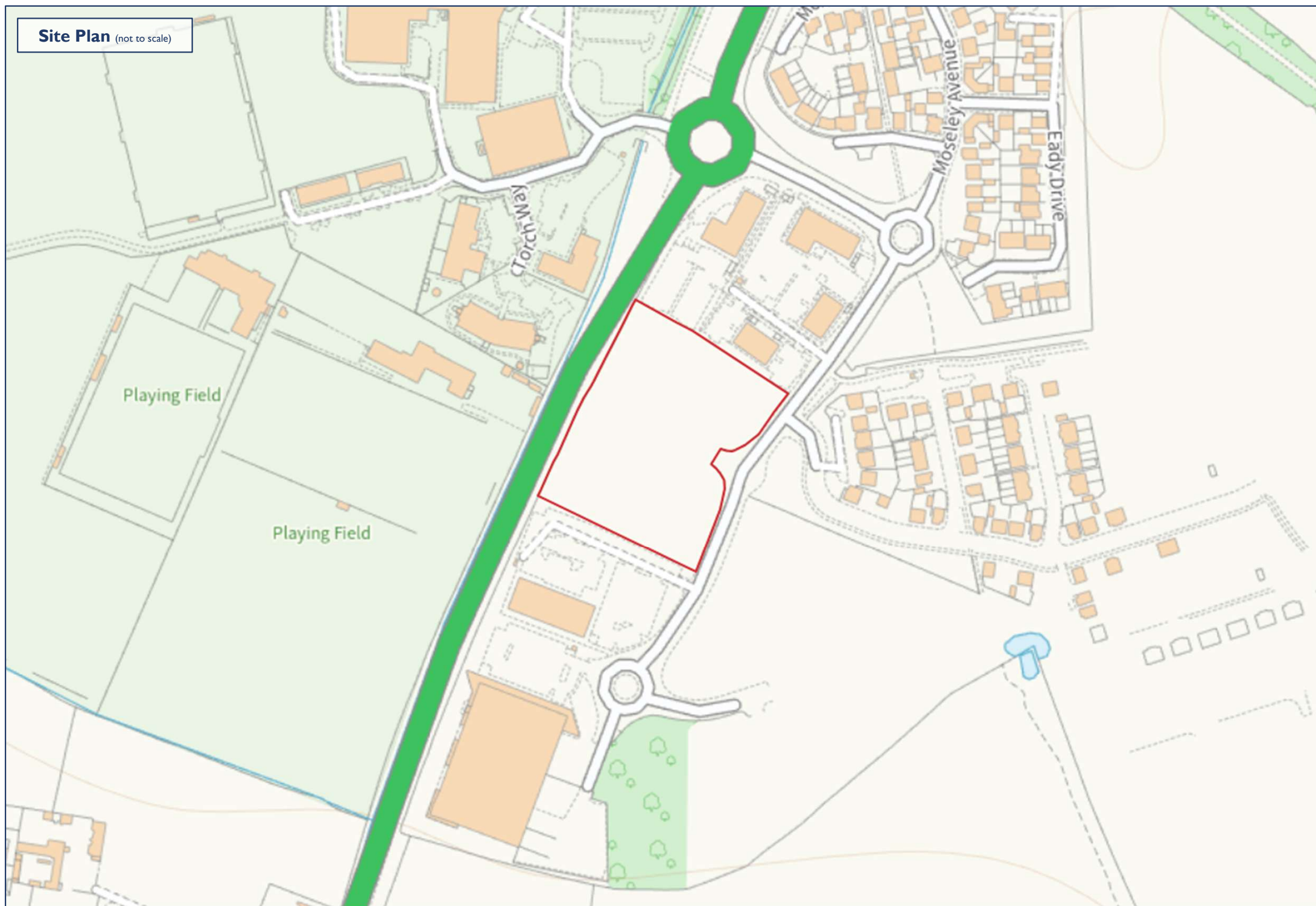
View looking West



Planning Applications



Site Plan (not to scale)



ACCESS

The principal access to the site is directly from the spine road off Northampton Road serving residential and commercial uses. The site benefits from a bell-mouth off the internal roundabout from the spine road. It is proposed that this will be the main access to the site.

BOUNDARIES

The plans are for reference only. The Agents will make reasonable endeavours to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. Interested parties will need to satisfy themselves as to the ownership of any boundaries.

LAND REGISTRY

The site is registered freehold under Land Registry title LT387322 and part of LT387329. Copies of the title plans and registers are available within the data room.

SERVICES

A report prepared by M-EC is included within the data room, which address availability, capacity and connection costs for all relevant utilities infrastructure.

GEO-ENVIRONMENTAL

A Phase I & II Ground Investigation Report prepared by M-EC is included within the data room.

ECOLOGY

Pear Tree Ecology have provided a Preliminary Ecological Assessment to identify the ecological value of the application site, considering both habitats and protected species and mitigation required to comply with relevant nature conservation policies and legislation. A copy of the report is available within the data room.

VIEWINGS

Viewings must be arranged with Mather Jamie in advance. Neither the landowners 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.

OFFER

Parties wishing to submit a bid must do so in accordance with the bid pro-forma form that is available to download in Word format from the data room.

SUBMISSION PROCEDURE FRAMEWORK

All bids must be submitted prior to the deadline, which is **12:00 noon on Wednesday 11th June 2025**. Submissions may be sent by email or post and will be considered if received ahead of the deadline. Submissions sent by email must be directed to all three of the following addresses:

sam.tyler@matherjamie.co.uk

george.fox@newtonldp.com

will.young@newtonldp.com

All submissions are required to include a completed bid pro-forma form (as provided in the data room).

Interested parties are asked to strictly adhere to the following conditions:

- There is to be no conferring or discussion with the Local Planning Authority, Parish Council or Neighbourhood Plan Group in respect of this opportunity at all.
- All correspondence and information pertaining to the site is to be treated as highly confidential.
- Bids must respect the submission procedure as set out above and will only be accepted if they provide all the requested information.

Joint Agents



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