



Land off Barnards Drive, Sileby, Loughborough LE12 7QL
Site with outline permission for 228 houses

HOWKINS &
HARRISON



Land off Barnards Drive,
Sileby, Loughborough,
Leicestershire. LE12 7QL

Site with outline planning permission
for 228 houses.

Extending to 28.54 acres (11.55 ha)

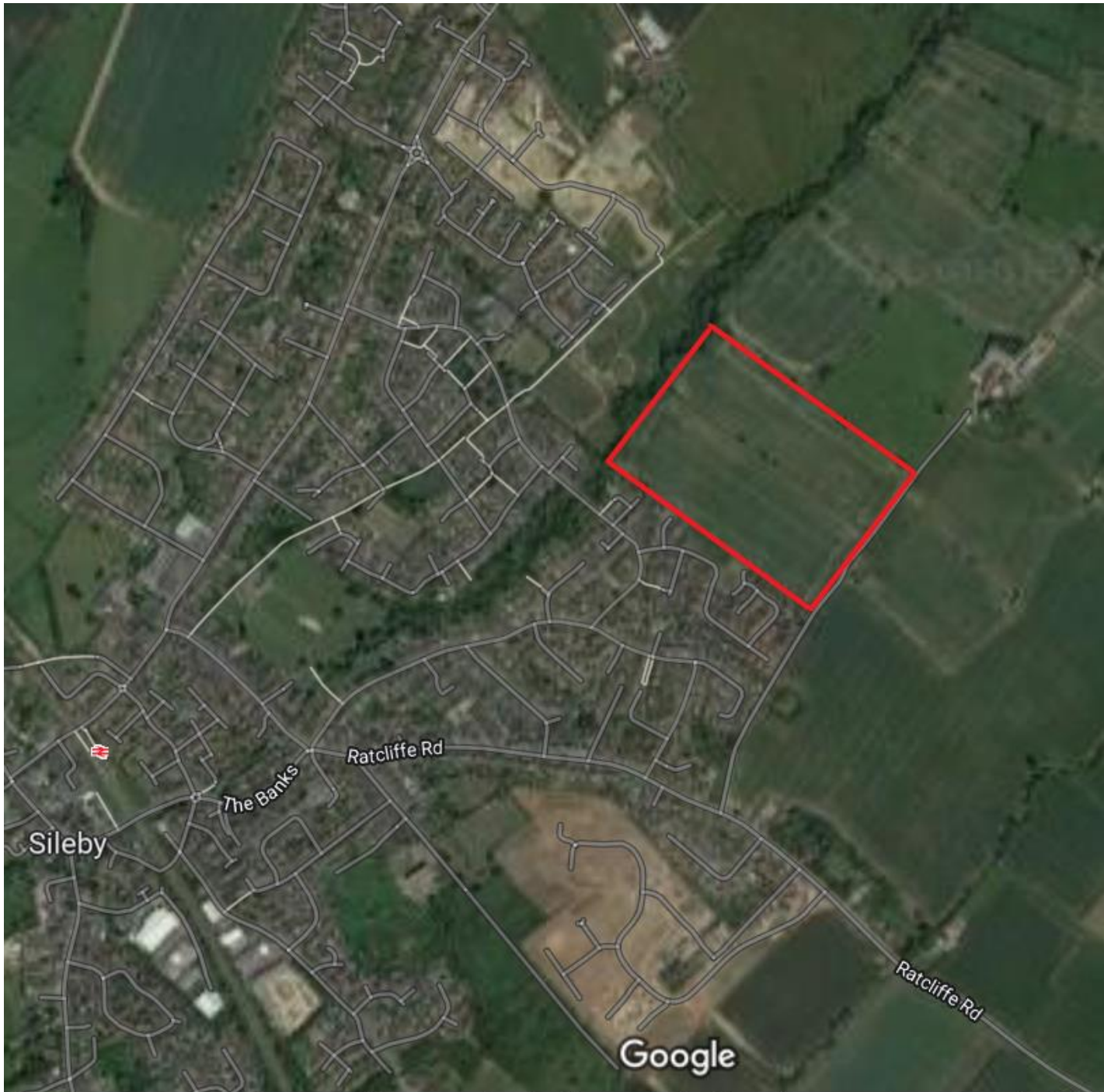
Distances

- A46 – 1 mile
- Loughborough – 5.5 miles
- Leicester – 8 miles
- East Midlands Airport – 14.5 miles

Features

- Outline permission for 228 new homes
- Village location with excellent amenities
- Greenfield site – single ownership
- 4.94Ha of onsite open space





Situation

The Barnards Drive development is situated on the north east edge of the village of Sileby Leicestershire. It adjoins open countryside and lies in the borough of Charnwood.

Sileby is a large village with excellent local amenities. It has the benefit of its own railway station and has good access to major road networks. The A46 being approximately 1 mile away.

Description

A Greenfield site contained within a ring fence and in single ownership. Planning Consent was granted by Charnwood Borough Council for 228 dwellings and it extends to a consented area of 11.55 hectares (28.54 acres) inclusive of public open space, accesses and infrastructure.

Access to the site is from Barnards Drive as shown on the attached plan.

Planning

Planning was granted on 1st December 2021 by Charnwood Borough Council under reference P/21/0738/2

The associated Section 106 Agreement is available in the data room. Interested parties for the purpose of formulating any offer should consider contribution amounts based upon this document. The purchaser will be responsible for all costs and payments contained in this agreement.

Technical Information Pack

A detailed Technical Information Pack with all available reports has been prepared by Gladman Developments Limited and their respective consultants and these can be found in the Data Room together with the Topographical Survey plan, Phase 2 intrusive ground Investigation Report, Design and Access Statement and the Environmental Statement.

Affordable Housing

The level of affordable Housing agreed as part of the planning consent and section 106 Agreement has been fixed at 30% (with 66% Affordable rent and/or social rent and 34% shared ownership).

Public Open Space

The development includes 4.94Ha of onsite open space provision including a Locally Equipped Area for Play (LEAP)

Basis Of Sale

Offers are invited for the entire site on a freehold basis.

Bids

Bids are expected to be on an unconditional basis.

Offers are to be received by 12 noon on 28th April 2023.

Bids are to be sent simultaneously via email to:

paul.lees@howkinsandharrison.co.uk

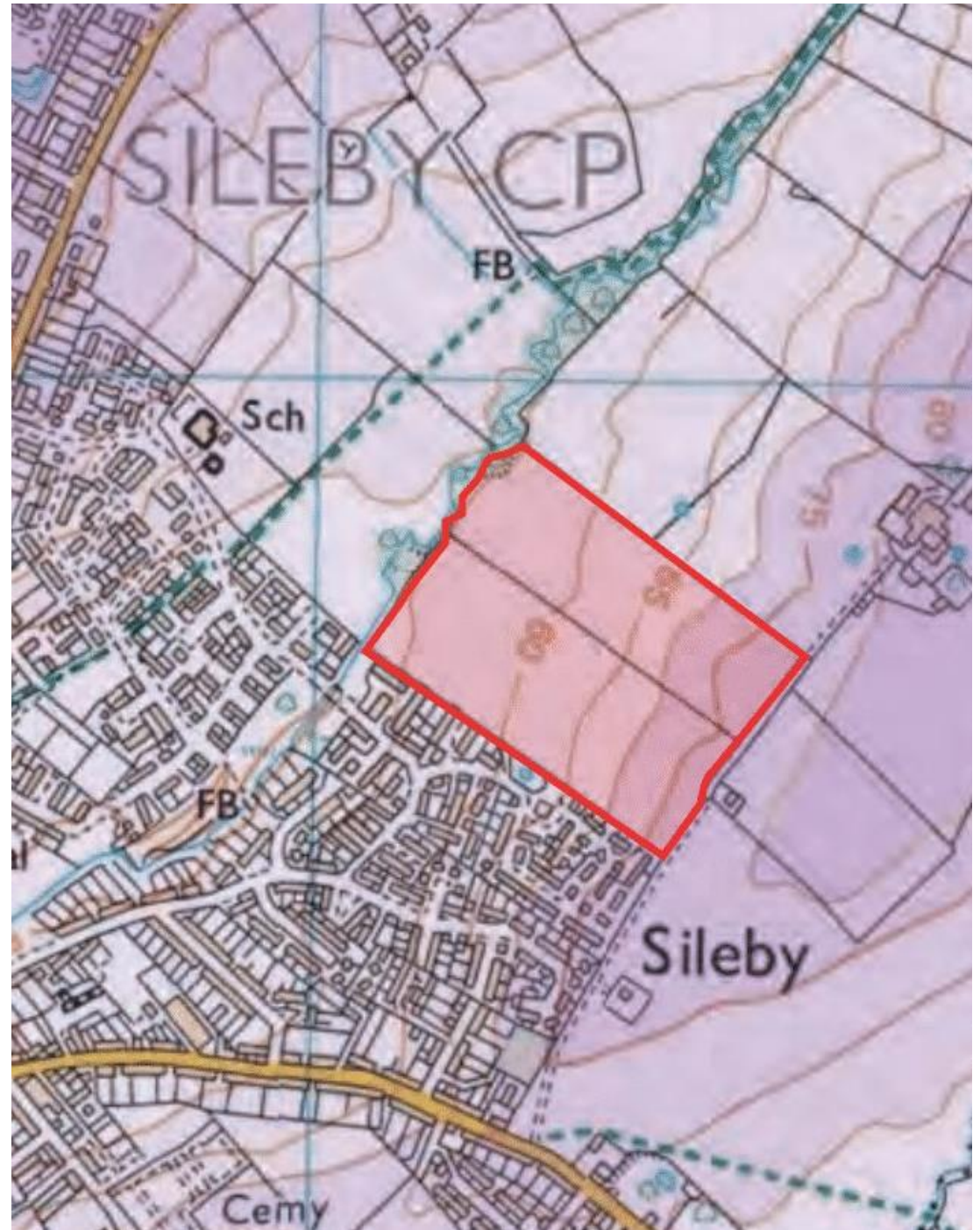
j.hamer@gladman.co.uk

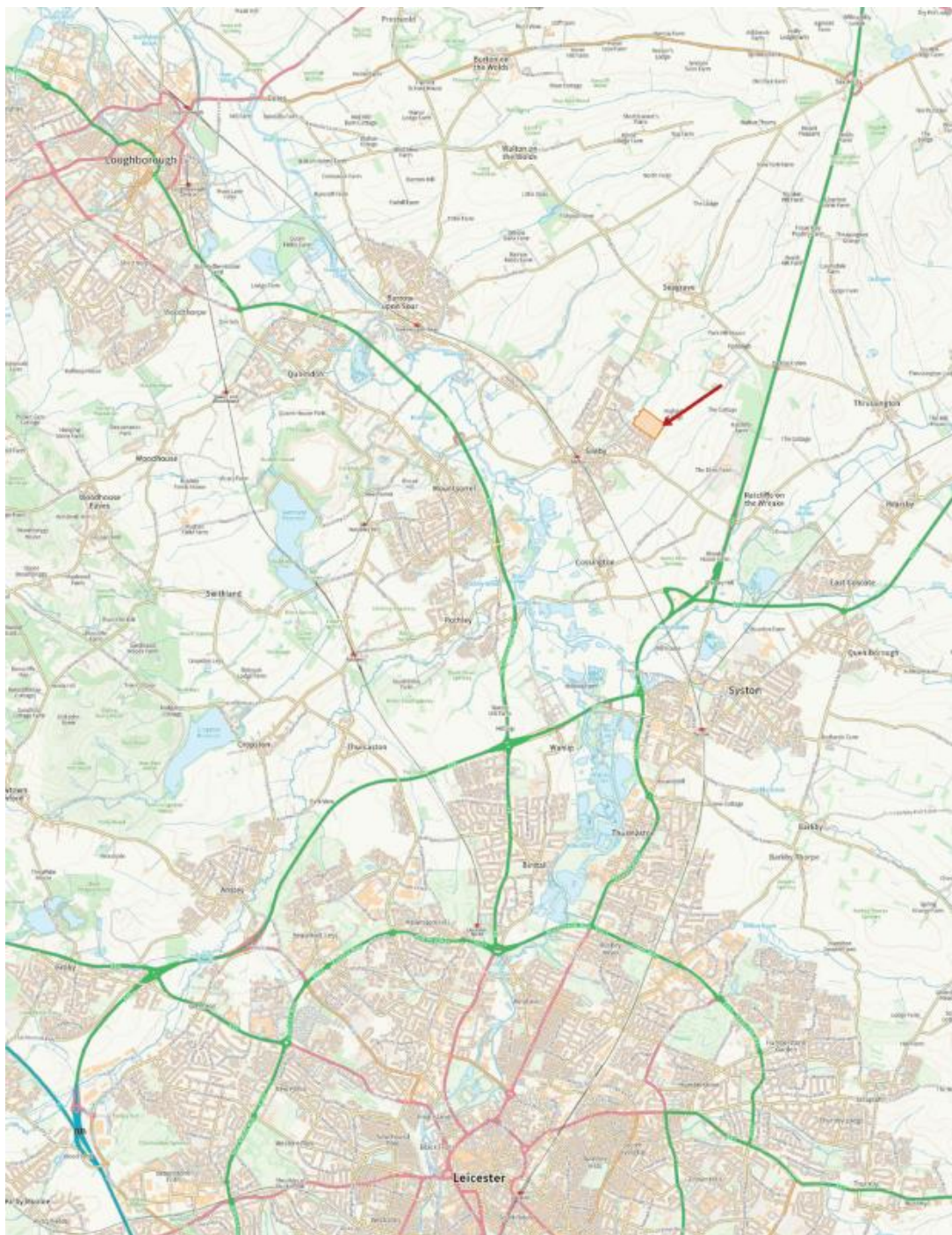
Legal Matters

Title details are available to view within the Data Room

Data Room

All technical information, including reports and solutions where appropriate are available to view in the Data Room. A link to this can be provided on request.





VAT

The vendor will register the land for VAT prior to exchange of contracts and VAT will be payable in addition to the purchase price.

Method of Sale

The land is freehold with Vacant Possession and completion is expected to be 28 days following the exchange of contracts.

Viewing

By prior agreement with the Agents.

Solicitors

Georgina Euden
Browne Jacobson
Mowbray House
Castle Meadow Road
Nottingham
NG2 1BJ

Gladman
Becky Simpson
Gladman House
Alexandra Way
Congleton Business Park
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Cheshire
CW12 1LB

T: 01260 288 918 E: b.simpson@gladman.co.uk

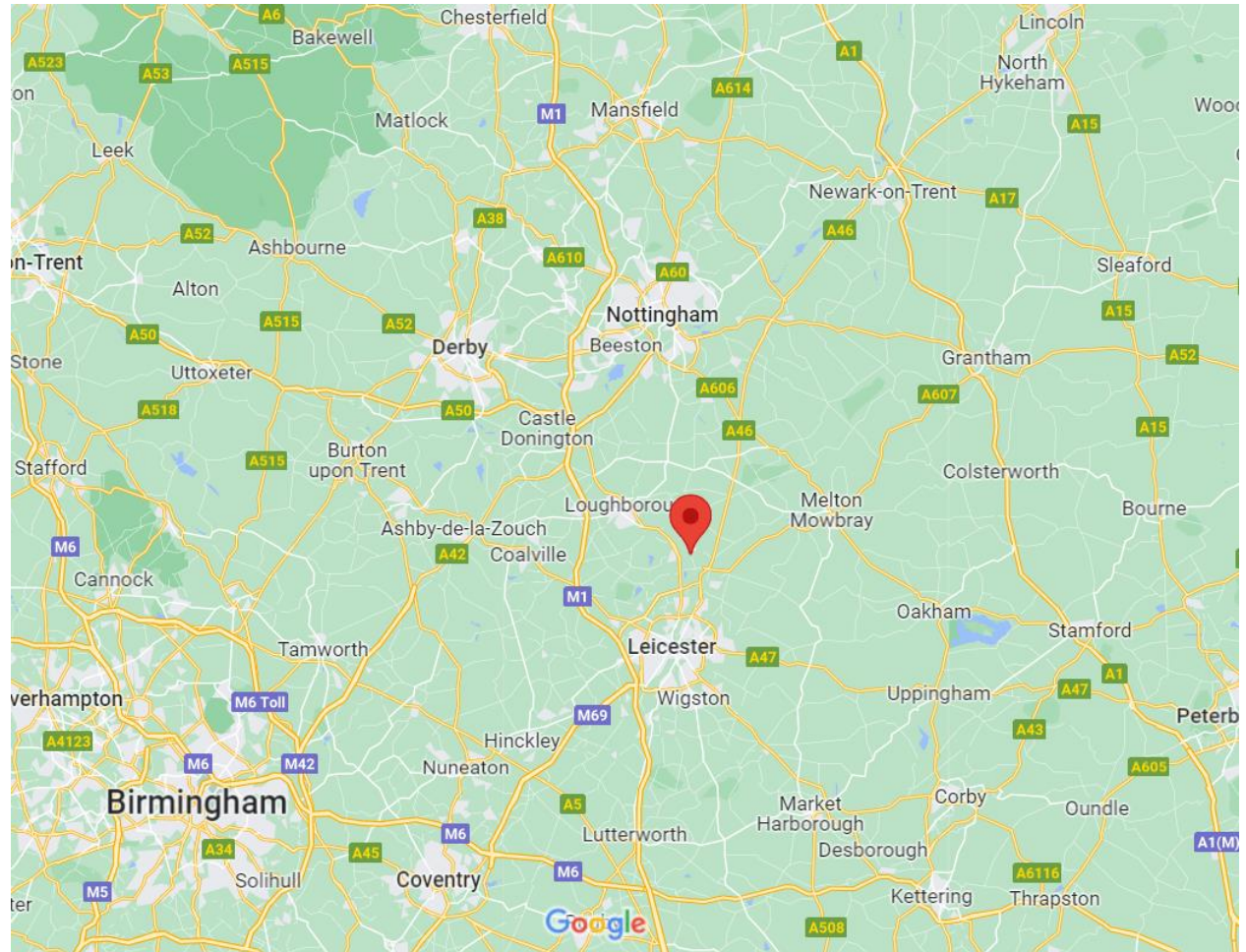
Local Authority

Charnwood Borough Council,
Southfield Road,
Loughborough,
Leicestershire. LE11 2TX
T: 01509 263151

Contacts

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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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