



Residential Development Land
Land off Spinney Drive and Brookside, Barlestone,
Leicestershire, CV13 0NJ



HOWKINS &
HARRISON

Residential Development Land

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Howkins & Harrison alongside Alexander Bruce have been instructed as joint agents to market an exclusive residential development site with planning permission for 49 dwellings located on the outskirts of a popular Leicestershire village.

Features

- Development Land
- Outline planning permission for up to 49 residential dwellings
- Gross site area of 5.28 acres (2.14 hectares)
- Edge of an established village with local amenities and quality schools
- Agreed Section 106 contributions
- Data room with all relevant planning information
- Further land available
- Offers invited by midday on Friday 30th January 2026

Situation

The land is split into two land parcels situated to the south of Spinney Drive and east of Brookside in Barlestone village, which provide access to the site from publicly adopted highways.

The site sits adjacent to Bosworth Road to the west, arable fields to the south and east, and existing residential development to the north.





Land to the South of Spinney Drive



Land to the East of Brookside

Location

The site is located on the south eastern edge of Barlestone village, Leicestershire.

Barlestone offers a variety of amenities including a co-op, a number of public houses and schooling opportunities. The site is well positioned to provide convenient access to other local towns and cities where a more comprehensive range of facilities and schooling provisions can be found.

Barlestone is well connected for all modes of transport. The site is well positioned to access the Motorway network and A50 which provides transport connections to Leicester, Nottingham and Birmingham, as well as to the wider Midlands region.

Railway stations are situated nearby. Hinckley train station is located approximately 9 miles south and Leicester train station is located approximately 11 miles east, both of which offer services to major cities, including London within 2 hours.

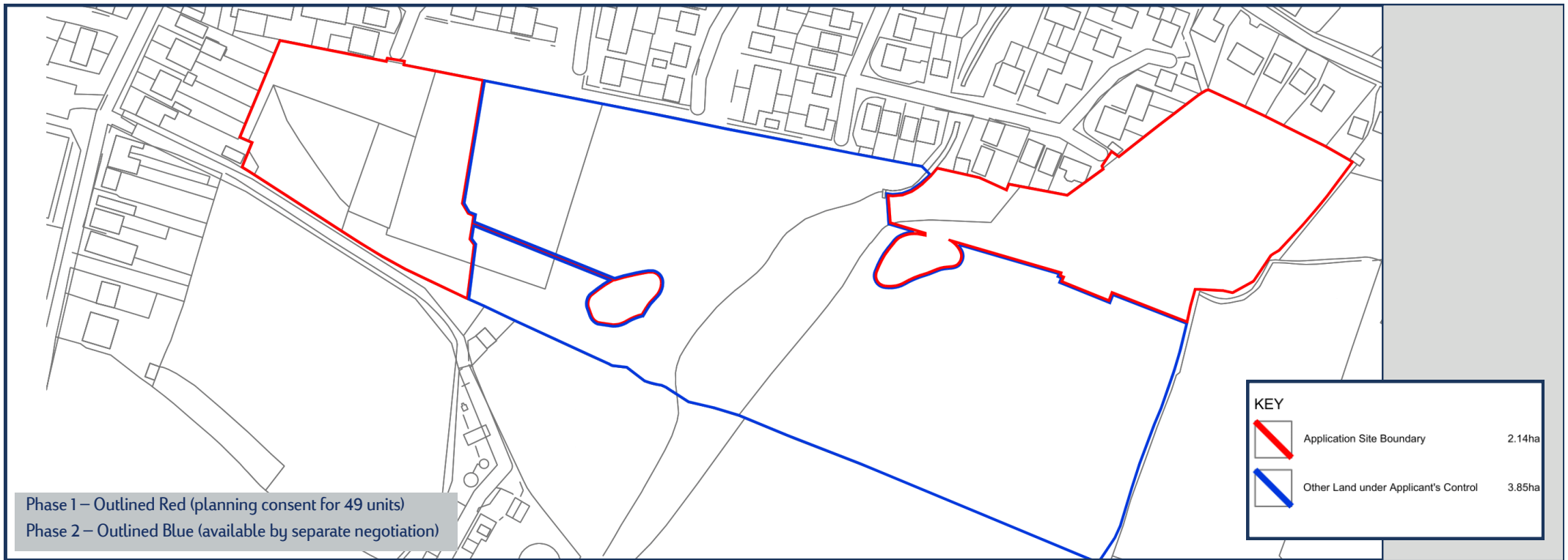
Birmingham Airport is situated approximately 29 miles from the site, whilst East Midlands Airport is approximately just 17 miles away.

Education - Local Schools by Distance

- Barlestone Church of England Primary School – 0.5 miles
- Dove Bank Primary School – 2.3 miles
- Market Bosworth School – 3.2 miles
- Dixie Grammar School – 3 miles

Approximate Distances by Road

- Junction 22 M1 Motorway – 6 miles
- Junction 3 M69 Motorway – 12 miles
- A50 – 6 miles
- A42 – 10 miles



Description

The site extends to approximately 5.28 acres (2.14 hectares) across two parcels shown outlined in red on the sale plan: Spinney Drive (0.94 ha) and Brookside (1.2 ha) and has the benefit of planning permission for 49 dwellings as set out overleaf.

The Spinney Drive land comprises fenced paddocks and grassland bordered by fencing, hedgerows, and trees. The Brookside parcel consists of agricultural land bordered by hedgerows and fencing, adjoining farmland to the south retained by the Seller.

Both parcels are bordered by existing residential development to the north and west, with open fields to the south and east. Access is available from the publicly adopted highways of Spinney Drive and Brookside. A public footpath crosses the Brookside parcel and is proposed to be re-routed, subject to a diversion order.

Sale Plan & Additional Land

Phase 1: The land outlined red which benefits from planning consent for a residential development is offered for sale.

Phase 2: Should a prospective buyer be interested in a purchase of the blue land then our client would consider either a sale of this land subject to an overage clause or they would agree terms for an Option agreement for a residential led scheme (this is the preferred option).

Prospective buyers need to be aware that if the blue land is retained, then our client will be pursuing a planning application themselves on this land for a development.



Planning & Section 106 Agreement

The site is located within the Hinckley and Bosworth Borough Council, and forms part of the defined settlement boundary of Barlestone. An outline planning permission was granted on the 7th August 2025 for the erection of up to 49 dwellings to include public open space, landscaping and associated works. Planning reference 21/01389/OUT. All relevant planning documents are available in the online data room.

A full copy of the Section 106 Agreement can be found within the data room however a summary of the main obligations is set out in the table to the right.

Please note that all payments are index-linked and governed by specific trigger points in terms of completions

Community Infrastructure Levy (CIL)

Hinckley and Bosworth Borough Council do not currently charge a CIL.

S106 Key

LCC = Leicestershire County Council	H&B BC = Hinckley & Bosworth Borough Council
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Contribution Name	Payable to	Payment Contribution (Subject to Indexation)	Trigger Point
Affordable Houseing	To provide no less than 40% affordable housing of the total number of dwellings. Split as follows: 75% affordable rented and 25% intermediate tenure (shared ownership).		
County Legal Fees	LCC	£1,900	Before completion of the S106
Borough Legal Fees	H&B BC	£2,200	Before completion of the S106
County Council Monitoring Contribution	LCC	The larger of £300 or 0.5% per County Contribution	Before occupation of the first dwelling
Healthcare Facilities Contribution	H&B BC	Formula basis capped at £23,670.53	Before occupation of more than 10 dwellings
Borough Monitoring Fee	H&B BC	£419 per Borough Contribution	Before commencement of development
Borough Inspection Fee	H&B BC	£219 per Borough Inspection	Before the requested inspection date
Borough Document Approval Fee	H&B BC	£327 per document	On submission of the document for approval
Off Site Open Space Contribution - Provision Sum	H&B BC	Formula basis capped at £17,028.48	Before occupation of 75% of dwellings
Off Site Open Space Contribution - Maintenance Sum	H&B BC	Formula basis capped at £8,090.88	Before occupation of 75% of dwellings
On Site Open Space Area	H&B BC	Formula basis minimum sum of £32,092.45	Upon transfer of the onsite open space
On Site Open Space Maintenance Contribution	H&B BC	Formula basis minimum sum of £30,975.84	Upon transfer of the onsite open space
Post 16 Sector Contribution	LCC	Formula basis capped at £31,251.76	10% before occupation of the first dwelling and 90% before occupation of the 30th dwelling
Primary School Contribution	LCC	Capped at £269,833.20	10% before occupation of the first dwelling and 90% before occupation of the 30th dwelling
Secondary School (11-16) Contribution	LCC	£146,279.31	10% before occupation of the first dwelling and 90% before occupation of the 30th dwelling
Library Facilities Contribution	LCC	£1,479.69	Before occupation of the 10th dwelling
Waste Contribution	LCC	£49.53 per dwelling (subject to a cap of £2,426.97)	Before occupation of the 10th dwelling
Travel Pack Contribution	LCC	£52.85 per dwelling	Before occupation of the first dwelling
Bus Pass Contribution	LCC	£980 per dwelling	25% before occupation of the first dwelling and 75% before occupation of 25% of the dwellings



KEY

	Application Site Boundary	2.14ha		Green Infrastructure (POS, SuDS & landscaping)	0.52ha		Tree to be Removed (See Tree Report for further details)
	Other Land under Applicant's Control	3.85ha		Existing Public Right of Way			Tree / Tree Group to be Retained with Root Protection Area (See Tree Report for further details)
	Residential Development Area	1.62ha		Proposed Diversion to Public Right of Way			Indicative Proposed Landscaping



Technical Information & Data Room

A comprehensive pack of planning and technical information is available to view in the data room. Please email Amy.simes@howkinsandharrison.co.uk who will enable access. Of note the pack does contain the following documents:

- Parameters plan
- Site location plan
- Design and access statement
- Planning and heritage statement
- Odour screening assessment
- Flood risk assessment
- Archaeological assessment
- Transport statement
- Geophysical report
- Trial trenching report
- Ecological appraisal
- Arboricultural assessment
- Ground investigation report
- Landscape and visual appraisal
- Biodiversity net gain report
- Section 106 agreement

Retained Rights

The seller will reserve a right of way through the sale areas to access any retained land. The buyer will be required to install a road and lay services to the boundary of the sellers retained land. The Sellers retained land is shown outlined blue on the sale plan.

A ransom strip will be retained on the eastern boundary of the red and blue land.

Tenure

The site is currently subject to two short term tenancy agreements. The site will be sold freehold with vacant possession provided on completion.

Overage

The seller reserves the right to introduce overage provisions dependent on the bid levels.

Method of Sale

The site is marketed as a whole and is to be sold by informal tender with potential purchasers invited to submit offers in writing using the Bid Proforma provided in the data room listed above. We would encourage unconditional bids. The sellers reserve the right to reject any or all offers.

All submissions must be put forward prior to the deadline which is midday on Friday 30th January 2026.

Submissions can be hand delivered (or sent by recorded delivery) to the offices of Howkins & Harrison in an envelope clearly marked with the words: “LAND AT BARLESTONE, LEICS – Offer Submission”.

Alternatively, submissions can be sent by email and will be acceptable if received in advance of the deadline. All submissions sent by email must be sent to the following email address lan.large@howkinsandharrison.co.uk and amy.simes@howkinsandharrison.co.uk.

The blue land is available by separate negotiation. Prospective buyers should detail within the offer pro forma their interest in the blue land and how they see this land forming part of the purchase.

Viewings

Viewing of the site is strictly by appointment only and interested parties are asked to contact Howkins & Harrison in order to arrange access. Neither the landowner or their agents accept any responsibility for health and safety of individuals when on the land.

Wayleaves, Easements, Covenants and Rights of Way

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and all other rights, Easements, Quasi-Easements and all Wayleaves, whether or not referred to in these Particulars.

Sale Boundaries & Tenure

The land is edged red within the particulars for reference only. The red lines on the photographs and plans are for identification purposes only. The purchaser shall be deemed to have satisfied him or herself as to the description of the property.

The site is held under part of Land Registry Title Number LT295196.

VAT

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



Local Planning Authority

Hinckley & Bosworth Borough Council
Website: www.hinckley-bosworth.gov.uk
Tel: 01455 251137

Anti-Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, the Buyer(s) will be required to provide proof of identity and address to the Sellers' Agents once an offer as been submitted and accepted (subject to contract) prior to Solicitors being instructed.

Photographs

The photographs were taken in September 2023.

Selling Agents

Howkins & Harrison and Alexander Bruce are acting as joint Selling Agents. For further information with regards to the site, please contact the selling agents:

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58 Market Street
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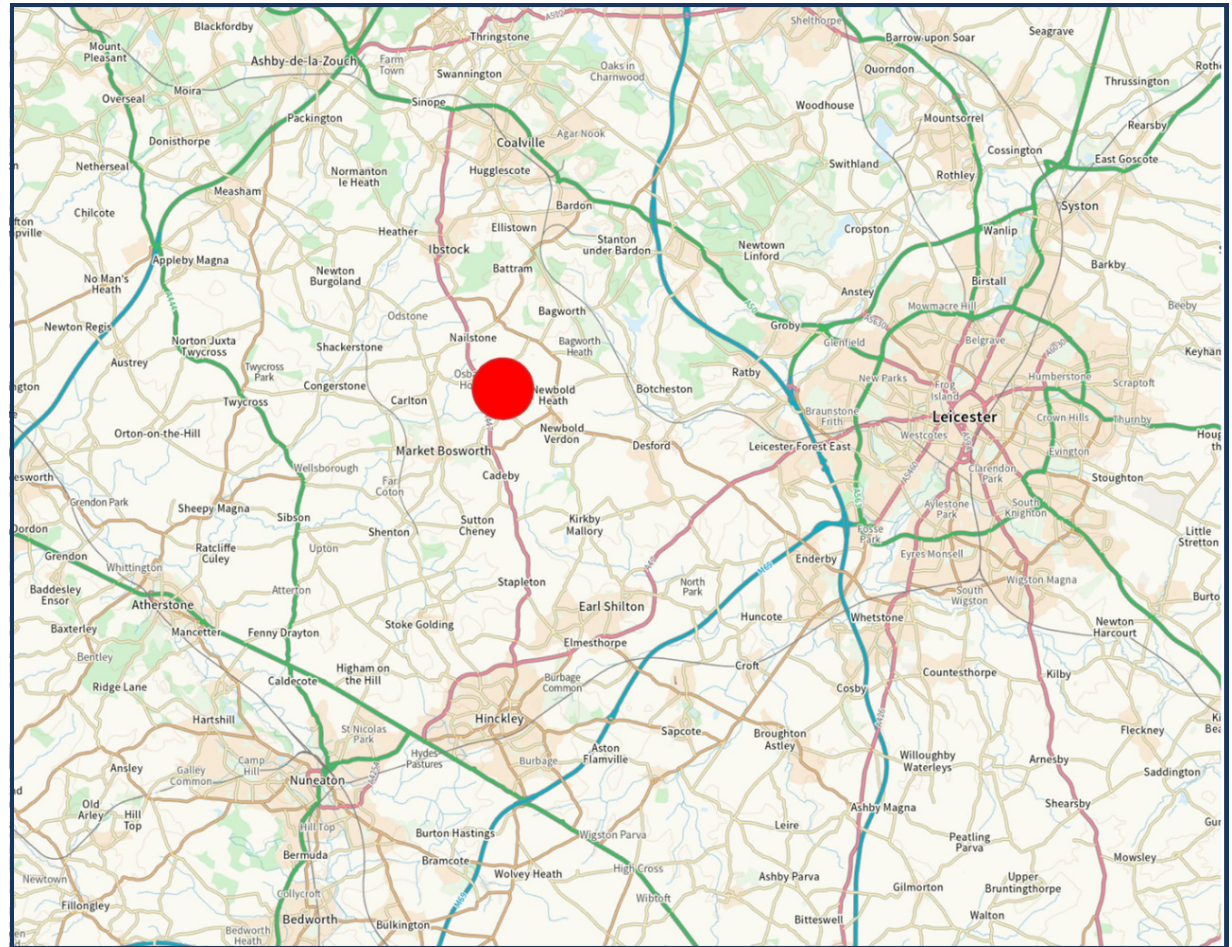
Tel: 01530 877802

Email: amy.simes@howkinsandharrison.co.uk

Vendors Solicitors

Rachel Kent
Freeths LLP
80 Mount Street
Nottingham
NG1 6HH

Tel: 0345 404 4112
Email: rachel.kent@freeths.co.uk



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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