



## Land off Oak Road, Littlethorpe, LE19 2HZ

Residential Development Site with Outline Planning Permission  
for up to 155 Dwellings



Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Land off Oak Road, Littlethorpe, LE19 2HZ

Residential Development Site with Outline Planning Permission for 155 Dwellings.

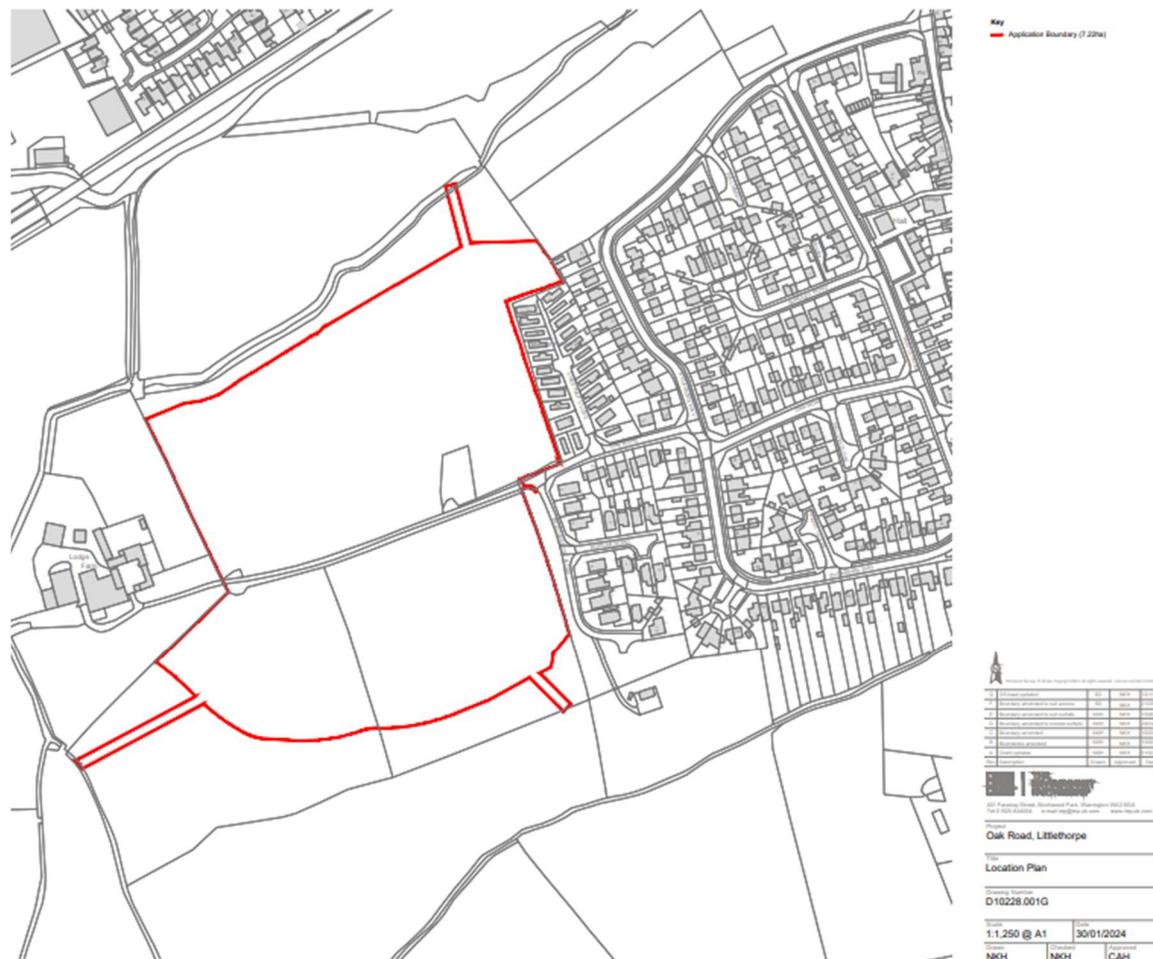
Extending to 17.92 acres (7.25 Ha) or thereabouts

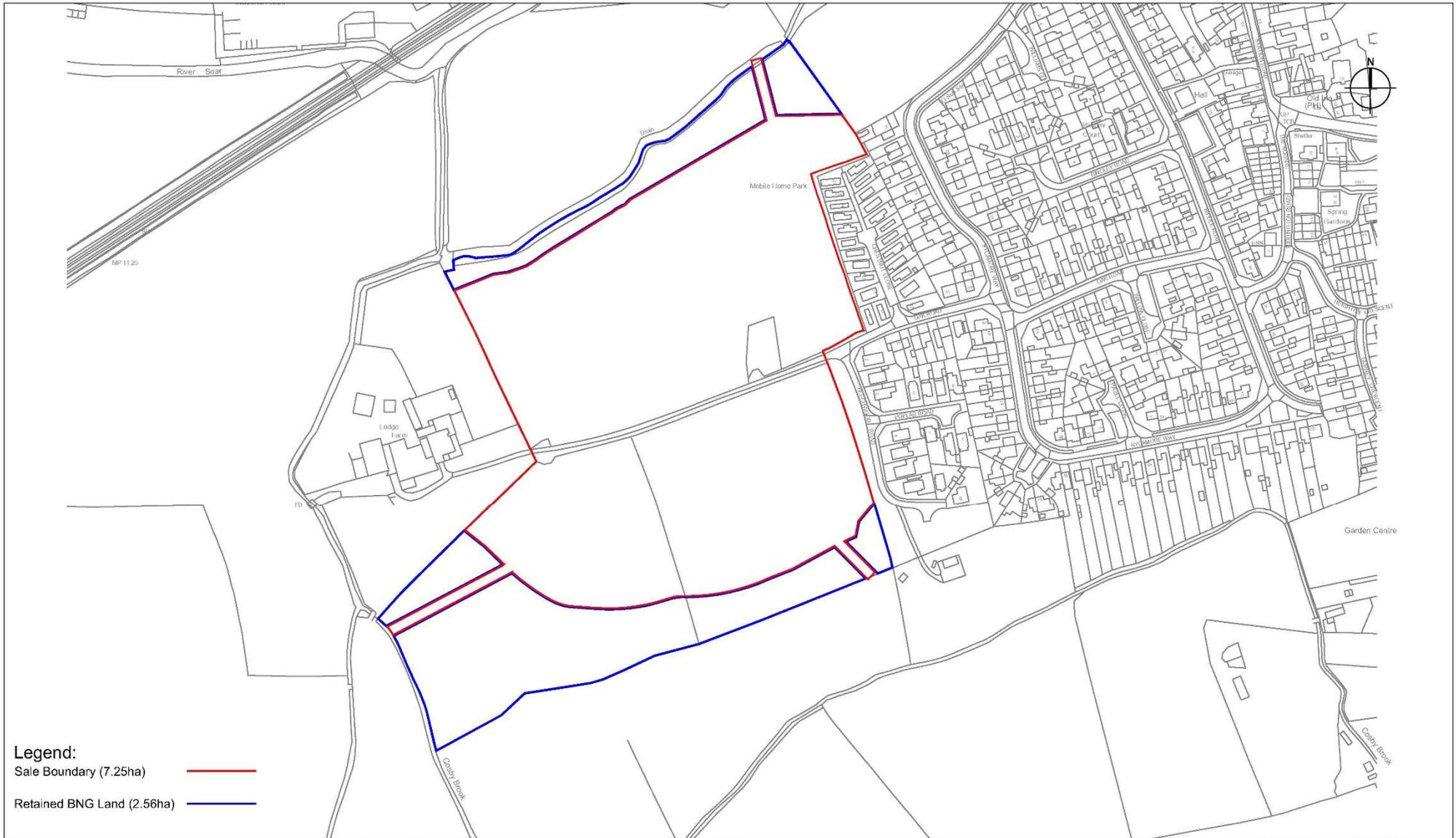
## Distances

- Narborough Railway Station 800 metres
- Blaby - 2.4 miles
- Leicester – 6.1 miles
- M1/M69 Junction – 3.5 miles

## Summary

- Outline planning permission for up to 155 dwellings
- Edge of village location with views over open countryside
- Walking distance of railway station
- Agreed Section 106 contributions





**Legend:**  
 Sale Boundary (7.25ha) ————  
 Retained BNG Land (2.56ha) ————

 <p><b>GLADMAN</b>          Gladman House, Alexandra Way          Congleton Business Park          Congleton, Cheshire          CW12 1LB          Tel: 01260 288800          Fax: 01260 288801          www.gladman.co.uk</p>	<table border="1"> <tr> <td>B</td> <td>25.02.26</td> <td>MH</td> <td>BNG land extended to include ditch embankment</td> </tr> <tr> <td>A</td> <td>24.02.26</td> <td>MH</td> <td>First Issue</td> </tr> </table>	B	25.02.26	MH	BNG land extended to include ditch embankment	A	24.02.26	MH	First Issue	Project	<table border="1"> <tr> <td>Drawn by</td> <td>MH</td> <td>Issue date</td> <td>24.02.2026</td> </tr> <tr> <td>Title checked by</td> <td>MH</td> <td>Title checked date</td> <td>24.02.2026</td> </tr> <tr> <td>Highways checked by</td> <td>MH</td> <td>Highways checked date</td> <td>24.02.2026</td> </tr> <tr> <td>Topo checked by</td> <td>MH</td> <td>Topo checked date</td> <td>24.02.2026</td> </tr> </table>	Drawn by	MH	Issue date	24.02.2026	Title checked by	MH	Title checked date	24.02.2026	Highways checked by	MH	Highways checked date	24.02.2026	Topo checked by	MH	Topo checked date	24.02.2026
	B	25.02.26	MH	BNG land extended to include ditch embankment																							
	A	24.02.26	MH	First Issue																							
Drawn by	MH	Issue date	24.02.2026																								
Title checked by	MH	Title checked date	24.02.2026																								
Highways checked by	MH	Highways checked date	24.02.2026																								
Topo checked by	MH	Topo checked date	24.02.2026																								
<table border="1"> <tr> <th>Rev</th> <th>Date</th> <th>By</th> <th>Revision notes</th> </tr> <tr> <td colspan="4">Status</td> </tr> </table>	Rev	Date	By	Revision notes	Status				<p><b>INFORMATION</b></p>	<p><b>OAK ROAD, LITTLETHORPE</b></p>	<table border="1"> <tr> <td>Scale(s)</td> <td>1:2500 @ A3</td> </tr> <tr> <td>Drawing No</td> <td>2017-124 101</td> </tr> </table>	Scale(s)	1:2500 @ A3	Drawing No	2017-124 101												
Rev	Date	By	Revision notes																								
Status																											
Scale(s)	1:2500 @ A3																										
Drawing No	2017-124 101																										
		<p><b>SALE &amp; BNG LAND</b></p>																									

## **SITUATION**

The site is located on the Western edge of the village of Littlethorpe lying approximately 6.1 miles Southwest to Leicester City Centre.

Littlethorpe itself lies a short distance from Narborough village and is within walking distance of Narborough Railway Station (with services to Leicester and Birmingham New Street).

There is good access to the wider road network with the M1 / M69 junction approximately 3.5 miles to the North.

The nearby town of Blaby offers a good range of Local Amenities and the Fosse Park Shopping Centre is located approximately 3.5 miles to the North.

## **DESCRIPTION**

The site comprises of three enclosures of pastureland with traditional hedgerow boundaries. Access is via Oak Road from the East which was approved as part of the outline planning permission – details available in data room.

The overall site with the benefit of planning permission extends to approx. 17.92 acres (7.25 Ha) and is shown edged red on the site plan.

In addition, a further 6.36 acres (2.56 Ha) approximately are edged blue on the site plan are available for further purchase and could be used for additional BNG provision.

The vendors will be retaining their remaining land adjoining the site.

## **PLANNING PERMISSION**

Outline planning permission was allowed on appeal on 3<sup>rd</sup> November 2025 (Appeal Ref: APP/T24/05/W/25/3365777) on an application to Blaby District Council (Application Ref: 24/0527/OUT).

The planning permission was granted for “up to 155 residential dwellings (including affordable housing) with public open space, landscaping, Sustainable Draining System (SDS) and vehicular access point”.

The appeal was submitted in outline with details of access only and all other matters reserved.

A full suite of documents including the illustrative masterplan are available in the data room.

## **SECTION 106 AGREEMENT**

The Section 106 Agreement was sealed on 23<sup>rd</sup> September 2025 and the contains the following obligations (sums indexed linked) – see data room for copy.

The Section 106 contribution will be the responsibility of the purchaser and relevant indemnities will be required. The sales contract will contain provisions for the benefit of the vendors to recover value in the event of the purchaser reducing the Section 106 burden and/or recovering unspent contributions.

## **AFFORDABLE HOUSING**

The Section 106 Agreement provides that 25% of dwellings are to be delivered as affordable housing.

The tenure split is 80% Affordable Rent Units or Social Rent Units and 20% shared ownership units.



- 1 Residential development area with up to 155 dwellings
- 2 Access road along PRoW Byway with existing hedge retained as wildlife corridor and visual buffer with tree planting to create a green link for pedestrians
- 3 Central open space as a feature and landscape buffer to existing hedgerows, including play area and amenity POG accessible to existing and proposed residents
- 4 Area for drainage attenuation
- 5 Naturalistic landscape buffer to the southern boundary with trees, hedgerow and woodland planting and development set back minimum 15m from the site boundary
- 6 Existing hedgerows retained with 5m buffer either side as a wildlife corridor with tree planting to break up development
- 7 Ecological buffer to southwest boundary with hedgerow, trees and woodland planting
- 8 Naturalistic landscape buffer to the western boundary with trees, hedgerow and woodland planting and development set back minimum 15m from the site boundary
- 9 Naturalistic open space and landscape buffer to northern boundary within ecological corridor, retaining the riparian character and enhancing as a wildlife corridor with woodland and shrub planting
- 10 Landscape buffer to existing park homes on Chestnut Close with hedgerow and tree planting
- 11 Hedgerow and tree planting to define eastern boundary with Beechwood Road and soften development edge
- 12 8m easement for drainage pipe or swale outfall to existing watercourse

- Key**
- Existing**
- Application Boundary (7.22ha)
  - Trees/Woodland
  - Hedgerow
  - Watercourse
  - Public Right of Way (PRoW) Footpath
  - PRoW Byway Open to All Traffic (BOAT)
- Proposed**
- Vehicle Access
  - Residential Development Area (4.43ha)  
Up to 155 dwellings at 35dph
  - Green Infrastructure (2.78ha)
  - Drainage Attenuation
  - Woodland and Shrub Planting
  - Tree Planting
  - Hedgerow Planting
  - Footpath
  - Play Area (Local Equipped Area for Play)
  - Field Access

© Crown Copyright and Database rights 2024 Ordnance Survey 100022432

D	Red line boundary updated	SG	NKH	21/05/24
C	Red line boundary and drainage points updated	SG	NKH	15/05/24
B	Updates in line with client comments	SG	NKH	13/03/24
A	Updates in line with client comments	SG	NKH	01/01/24

Rev	Description	Drawn	Approved	Date



401 Faraday Street, Birchwood Park, Warrington WA3 6GA  
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
**Land off Oak Road, Littlethorpe**

Title  
**Development Framework Plan**

Drawing Number  
**PS10228.001D**

Drawn	Checked	Approved	Scale	Date
SO	NKH	NKH	1:2,500 @ A3	05/02/2024

## **INFORMATION PACK**

A detailed information pack is available within the data room and contains reports and planning documents. This includes a topographical survey, phase 2 ground investigation report and services information.

The reports and surveys to be assigned to the purchaser upon legal completion are set out within the data room along with a schedule of Letters of Reliance.

For access to the data room please contact Eloise Baker (Email: [Eloise.baker@sheldonbosleyknight.co.uk](mailto:Eloise.baker@sheldonbosleyknight.co.uk)) or Rupert Harrison (Email: [Rupert.harrison@sheldonbosleyknight.co.uk](mailto:Rupert.harrison@sheldonbosleyknight.co.uk)) at Andrew Granger & Co.

## **VALUE ADDED TAX**

Exemption to VAT is being waived on the site and VAT will therefore be chargeable on the purchase price.

## **LAND REGISTRY**

The site forms part of Registered Title Number LT403927 and is registered with freehold title absolute. A copy of the Title Plan and Register are available within the data room.

## **TENURE**

The site is offered for sale freehold with vacant possession upon completion.

## **SEVERN TRENT WATER**

A Severn Trent Water sewer pipe runs along the Eastern boundary.

## **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The site will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

The Agents are aware of a right of way and water supply to Lodge Farm, overhead electricity line and a public right of way down the farm track.

Where available details are included within the data room.

## **VENDORS RESERVATIONS**

The Vendors will have rights of access to their retained land to the North and South and the right to connect to services.

## **VIEWINGS**

Viewings of the site are to be arranged with Andrew Granger & Co. in advance. The site is agricultural land and any person taking access does so at their own risk.

## **METHOD OF SALE**

The site is offered for sale as a whole by Informal Tender. A proforma Tender Form is available in the data room.

Parties are invited to submit offers for the site on a conditional or unconditional basis but the Vendors preference is to sell on an unconditional basis. Tenders can include the additional blue land if the prospective purchaser wishes and parties are invited to include details of overage (including on affordable housing) that they are prepared to offer.

## **TENDERS**

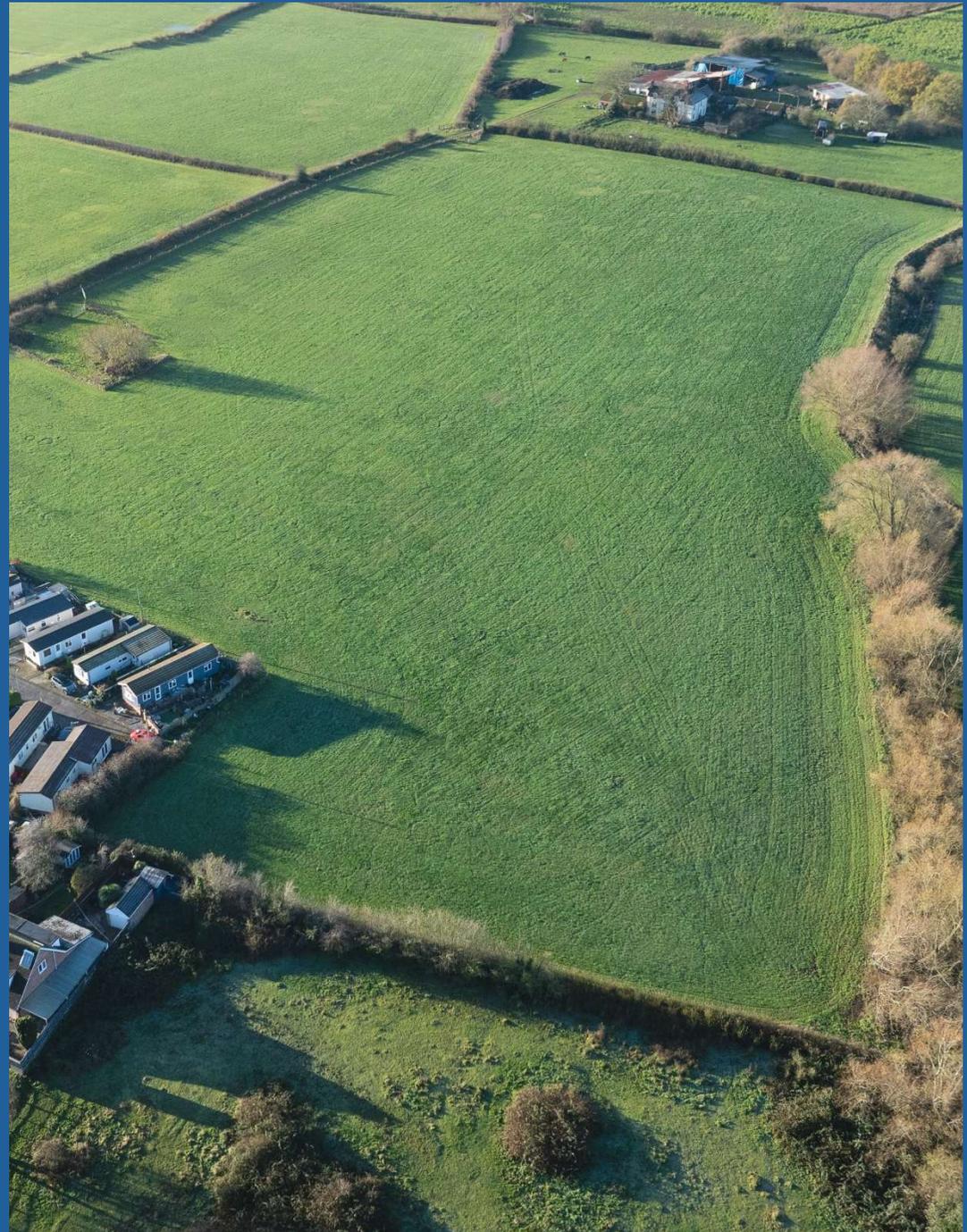
The closing date for informal tenders is **Thursday 23<sup>rd</sup> April at 12 noon.**

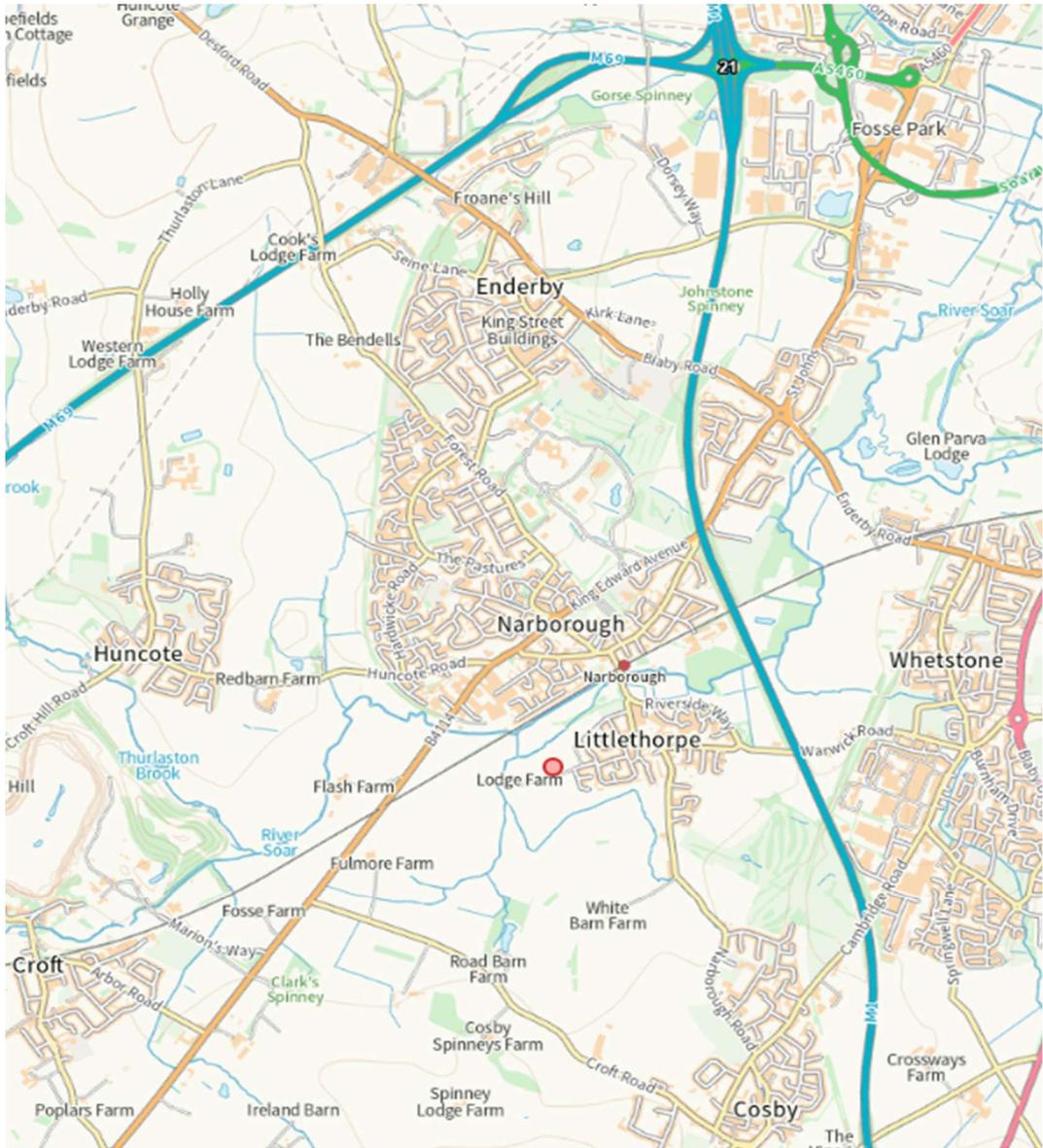
Tenders should be sent simultaneously by email to [Rupert.harrison@sheldonbosleyknight.co.uk](mailto:Rupert.harrison@sheldonbosleyknight.co.uk) and [p.mussell@gladman.co.uk](mailto:p.mussell@gladman.co.uk)

The Vendor reserves the right to request further details on the bids and hold interviews with the Tenderers.

## New build comparables within the local area

- Davidson Homes – New Lubbesthorpe  
1–5-bedroom homes  
From £200,000 - £750,000
- David Wilson Homes – New Lubbesthorpe  
1 bedroom with study – 4-bedroom homes  
From £229,995 - £574,995
- Miller Homes - Countesthorpe  
2- 5-bedroom homes  
From £285,000-£740,000





## CONTACTS

### Rupert Harrison

Andrew Granger & Co.  
44-46 Forest Road  
Loughborough  
Leics, LE11 3NP  
T: 01509 243720  
E: [Rupert.harrison@sheldonbosleyknight.co.uk](mailto:Rupert.harrison@sheldonbosleyknight.co.uk)

### Eloise Baker

Andrew Granger & Co.  
44-46 Forest Road  
Loughborough  
Leics, LE11 3NP  
T: 01509 243720  
E: [eloise.baker@sheldonbosleyknight.co.uk](mailto:eloise.baker@sheldonbosleyknight.co.uk)

### Phil Mussell

Gladman  
Gladman House  
Alexandra Way  
Congleton  
CW12 1LB  
Tel: 07425 706655  
E: [p.mussell@gladman.co.uk](mailto:p.mussell@gladman.co.uk)

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit and must not be inferred that any item is included for sale within the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed, and they do not form part of any contract. The prospective purchasers are to satisfy themselves by any means necessary as to the correctness of the statements contained in these particulars.

Particulars issued March 2026.