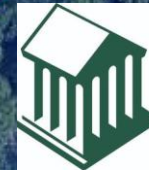


COMMERCIAL DEVELOPMENT OPPORTUNITY

GARENDON PARK BARN, WILLIAM RAILTON ROAD, DERBY ROAD,
LOUGHBOROUGH, LEICESTERSHIRE, LE12 5BT

EXPRESSIONS
OF INTEREST



Persimmon

Together, we make a home.

GARENDON PARK BARNs, WILLIAM RAILTON ROAD, DERBY ROAD, LOUGHBOROUGH, LEICESTERSHIRE, LE12 5BT

An opportunity to acquire a barn development/conversion (for commercial use only) opportunity extending to circa 3.93 Acres (1.59 Ha) or thereabouts.

INTRODUCTION

Mather Jamie are instructed as sole agents by Persimmon Homes to market a barn development/conversion opportunity located at Garendon Park Barns, Loughborough, within the wider Garendon Park development which benefits from Outline Planning Permission (P/14/1833/2) for residential development up to 3,200 dwellings; up to 16 ha of employment land of B1/B2 and B8 uses; a mixed use Community Hub of up to 4 ha comprising a local convenience retail unit (2,000 sqm); up to 1,000 sqm of other A1 retail, A2 financial and professional services, A3 food and drink, B1 business and D1 uses, sites for Gypsy, Travellers and Travelling Showpeople provision totaling 1 ha; 2 primary schools up to 2 ha each; strategic open space including allotments; access roads and new Strategic Link Road; open space/landscaping and associated works; principal means of access; restoration of Garendon Park and assets; all other matters to be reserved.

The site is situated within a wider scheme which is currently being built out by Persimmon Homes and William Davis which is being marketed as 'Garendon Park'. The site extending to 3.93 acres (1.59 Ha) is designated for Visitors Facilities as part of the masterplan.

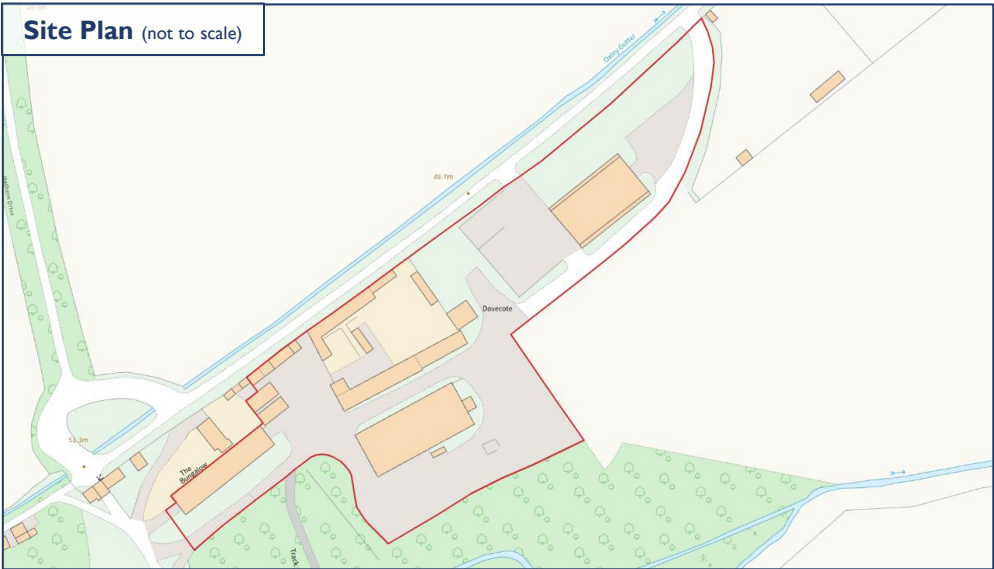
Mather Jamie are appointed to invite interest from all parties in respect of Garendon Park Barns which do not benefit from planning permission and prospective purchasers are invited to submit offers on an unconditional or subject to planning basis for commercial uses only. Expressions of interest must be submitted in accordance with the tender proforma that is available to download from the data room.

DATA ROOM

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

[Garendon Park Barns, Loughborough](#)

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.**



LOCATION

Garendon Park is situated on the outskirts of Loughborough which is a vibrant town offering a wide range of amenities, leisure and entertainment facilities. Garendon Park is well located on the west of Loughborough adjacent to M1 Junction 22 and strategically located to the wider transport conurbation linking Nottingham, Leicester, Derby and further afield.

Garendon Park will enjoy brand new facilities provided with the development, including a new primary school, community hub and sports hall, plus parks and a play area.

DESCRIPTION

The site comprises a range of barns some of which are rubble granite stonework barns which form the farmstead, four of which are Grade II Listed Buildings (details provided in the data room). Several of the barns are still used for agricultural purpose located to the south and east of the site (outside of the red line boundary). The site is accessed via internal spine roads within the wider scheme which are accessed from Ashby Road (A512) including the designated proposed vehicular access for the wider scheme. The total site area is 3.93 Acres (1.59 Ha) or thereabouts.

PLANNING PERMISSION

The site is designated for Visitors Facilities as part of the Outline Planning Permission (P/14/1833/2); however, the barns do not benefit from planning permission.

As part of Schedule 6 of the Section 106 Agreement heritage works to some of the buildings are required to be carried out and funded by the purchaser prior to the occupation of the 100th dwellings. The Heritage Report details the heritage works which are to be delivered by the Purchaser which is available to view via the data room.

A full suite of documents including plans, elevations and surveys are available to download from the data room.

Part of Wider Scheme
Illustrative Masterplan (not to scale)



- RETAINED AND RESTORED MONUMENTS**
- ① WHITE LODGE
 - ② TRIUMPHAL ARCH
 - ③ TEMPLE OF VENUS
 - ④ CANAL
 - ⑤ ARCH
 - ⑥ CHAPTER HOUSE
 - ⑦ OBELISK
 - ⑧ RED ARCH LODGE
 - ⑨ DOVECOTE

KEY:

	SITE AREA
	PROPOSED RESIDENTIAL AREA
	PROPOSED EMPLOYMENT AREA
	RETAINED EXISTING VEGETATION
	PROPOSED WOODLAND
	PROPOSED BALANCING POND
	PROPOSED COMMUNITY HUB
	PROPOSED PRIMARY SCHOOL SITES
	PROPOSED SPORTS HALL
	PROPOSED PLAYING FIELDS
	PROPOSED PLAY AREAS
	EXISTING FOOTPATHS/RIGHT OF WAY
	PROPOSED FOOTPATHS/RIGHT OF WAY
	PROPOSED VEHICLE ACCESSES

Zoomed in Illustrative
Masterplan (not to scale)

PRIMARY
SCHOOL

STONE BOW BRIDGE



COMMUNITY
HUB

Lindisfarne

OXLEY GUTTER

POTENTIAL VISITOR
FACILITIES

THE HERMITAGE

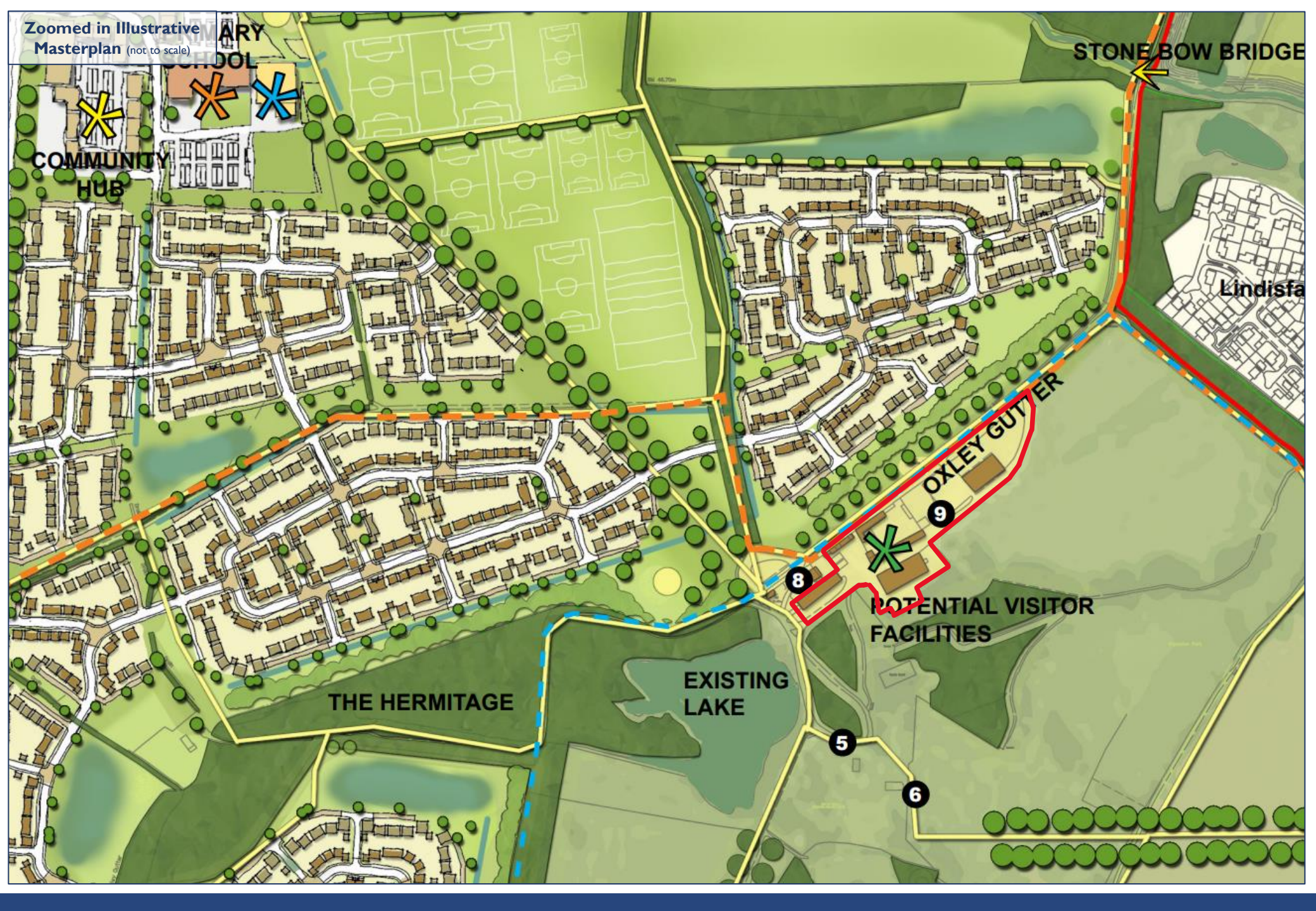
EXISTING
LAKE

8

9

5

6











PURCHASER OBLIGATIONS

The Purchaser is responsible for the heritage works associated with the Site set out in schedule 6 of the Section 106 Agreement

The Heritage Report detailing the heritage works which are the responsibility of the Purchaser which is available to view via the data room. For the avoidance of doubt, the Purchaser is obligated to bear the costs of the associated heritage works.

BOUNDARIES

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

ACCESS

The principal access to the wider scheme is taken directly off Derby Road and Ashby Road (A512) and the site is accessed via internal roads within the scheme. All necessary access rights will be provided to the Purchaser.

SERVICES

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

VIEWINGS

Viewings of the site must be arranged with Mather Jamie in advance. Neither the Vendors 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.

METHOD OF SALE

The Site is offered for sale as a whole by Private Treaty. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in the Word format from the data room listed above.

LAND REGISTRY

The Site is registered freehold title under part of Land Registry title LT536268. A copy of the title plan and register is available within the data room.

EXPRESSIONS OF INTEREST

Parties wishing to submit an initial expression of interest must do so in accordance with the offer pro-forma that is available to download in Word format in the data room. The pro-forma invites parties to provide the following:-

- Offers are invited for **Commercial Uses Only**
- Indicative value and deposit to secure the site on an unconditional basis.
- A detailed summary of the company's background and previous sites developed.

If submitting an offer on a subject to planning basis, please provide the following details:

- The type of scheme proposed for the site including (for example) size, number of units and facilities etc.
- An indicative timescale to obtain planning permission for the proposed scheme.
- Indicative value and deposit to secure the site.
- Initial offer based on the indicative scheme.
- The Purchaser will be required to provide evidence of readily available cash funds to undertake the heritage works required under the Section 106 Agreement.
- The Purchaser will be required to indemnify the Seller in respect to the obligations under the Section 106 Agreement in respect to the heritage works.
- The Purchaser is to satisfy themselves of the costs associated with carrying out the heritage works under the Section 106 Agreement.

Sole Agents



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