

RESIDENTIAL DEVELOPMENT SITE  
LAND ADJACENT TO 1 LONDON LANE, WYMESWOLD

FOR  
SALE





# INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated in the highly sought-after village of Wymeswold.

The site offers an excellent opportunity to build a highly desirable scheme in one of the most sought-after villages in north Leicestershire.

An extraordinary development opportunity which benefits from Outline Planning Permission for the erection of up to 3 dwellings.

The site extends in all to **1.57 Acres (0.64 Ha)** or thereabouts.

The site is being offered for sale as a whole by Informal Tender. The deadline for submission of tenders is by **12 noon on Wednesday 24<sup>th</sup> July 2024**. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

Further information is available via the sole selling agent, Mather Jamie.



## Sole Agents



matherjamie.co.uk  
01509 233433

**Sam Tyler BSc (Hons) MRICS**  
[sam.tyler@matherjamie.co.uk](mailto:sam.tyler@matherjamie.co.uk)





**LAND ADJACENT TO 1 LONDON LANE  
WYMESWOLD  
LOUGHBOROUGH  
LEICESTERSHIRE  
LE12 6UB**

A truly unique residential development opportunity situated in the attractive village of Wymeswold, benefitting from **Outline Planning Permission for the erection of 3.no new build dwellings.**

The site extends in all to **1.57 Acres (0.64 Ha)** or thereabouts and is being offered for sale a whole.

**LOCATION**

Wymeswold is a sought-after village located close to the Leicestershire/Nottinghamshire border and benefits from convenient travel connections into the cities of Nottingham and Leicester.

The village benefits from a range of local amenities, including but not limited to a pharmacy, several high-end gastro pubs and a convenience store. The village boasts an excellent village hall and recreational ground.

The site is in close proximity to several local points of interests including Wymeswold Church of England Primary School (rated good by Ofsted in 2018) and the closest Secondary School is Humphrey Perkins High School in Barrow (rated good by Ofsted in 2020).

Private education is also close by with options including Ratcliffe College (8.5 miles), Loughborough Schools Foundation (7.5 miles) and Oakham School (20 miles).

The site also boasts excellent connectivity via the A6006, M1, A6, A46 and Nottingham East Midlands Airport. Direct trains from Loughborough to London St Pancras leave every 30 minutes with a journey time 1 hour 25 minutes.

**THE DEVELOPMENT**

The site offers an excellent opportunity to build a highly desirable scheme in one of the most sought-after villages in north Leicestershire.

The site extends to 1.57 Acres (0.64 Ha) as shown edged red on the Site Plan within the brochure. The site is located to the north of Hoton Road and is contained on its east boundary by existing residential properties and agricultural purposes to the north, south and west.

The site benefits from Outline Planning Permission granted by Charnwood Borough Council on 22<sup>nd</sup> March 2024.

The approved application reference is P/23/0271/2 and the application allows for “the erection of up to 3 dwellings (Outline planning application with all matters reserved except for the access)”. The decision notice includes 9 conditions, and a copy is made available via the data room.



**HOUSING MIX**

The floor areas of the dwellings shown on the approved plans total **6,475 sqft** of floorspace (approx. on GIA basis, excluding garaging) are as detailed on the approved layout. The following schedule shows the accommodation provided by the planning permission:

Dwellings	Beds	Storeys	Garage	sq. ft. (GIA)
Plot 1	3	1	Double	1,500
Plot 2	4	1.5	Single	2,400
Plot 3	4	1.5	Double	2,575
<b>Total:</b>				<b>6,475</b>

Sizes are given on a GIA basis without liability. Interested parties are to satisfy themselves with reference to the indicative layout.

For the avoidance of doubt the site does not require any of the dwellings on site to be built as Affordable Housing units.



## **BIODIVERSITY**

Condition 7 of the Decision Notice requires the submission of a Biodiversity Mitigation and Enhancement Scheme as part of the reserved matters application. This shall include a baseline assessment and proposals to ensure Biodiversity net-gain.

## **SITE ACCESS**

The site has the benefit of access directly from Hoton Road, which was approved as part of the Outline Planning Permission in accordance with drawing ref: 22.4224.05F, details of which are available via the data room.

Conditions 4 and 5 of the Decision Notice relating to access widths and visibility splays need to be satisfied.

## **GROUND INVESTIGATION**

The Vendor has obtained a detailed Geo-Environmental Assessment Report provided by Edra Associates Ltd.

A copy of the reports produced by Edra Associates Ltd will be made available as part of the data room once available. The reports will be novated by way of letter of reliance through the purchaser upon completion.

## **UTILITIES ASSESSMENT**

The Vendor has obtained a Utilities Assessment which identifies the existing infrastructure which lies within the site and the vicinity of the site. A copy of the report is available via the data room.

## **PROFESSIONAL REPORTS**

The Vendor commissioned a number of reports in support of the planning application. A copy of all reports are available to view within the data room, however in summary these include (but are not limited to):

- Preliminary Ecology Appraisal – BJ Collins Protected Species Surveyors
- Arboricultural Assessment – Orgin Environmental Ltd
- Planning, Design and Access Statement – KC Planning and Development

## **VAT**

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

## **Severn Trent Water**

STW own the pumping station located to the immediate north of the site and there is a STW drainage pipe running through the site from north to south which bisects between plots 1 and 2. A plan detailing the approximate location of the pipe is detailed within the Utilities Report.

## **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 associated with the property whether detailed in this brochure or not.

## **AUTHORITIES**

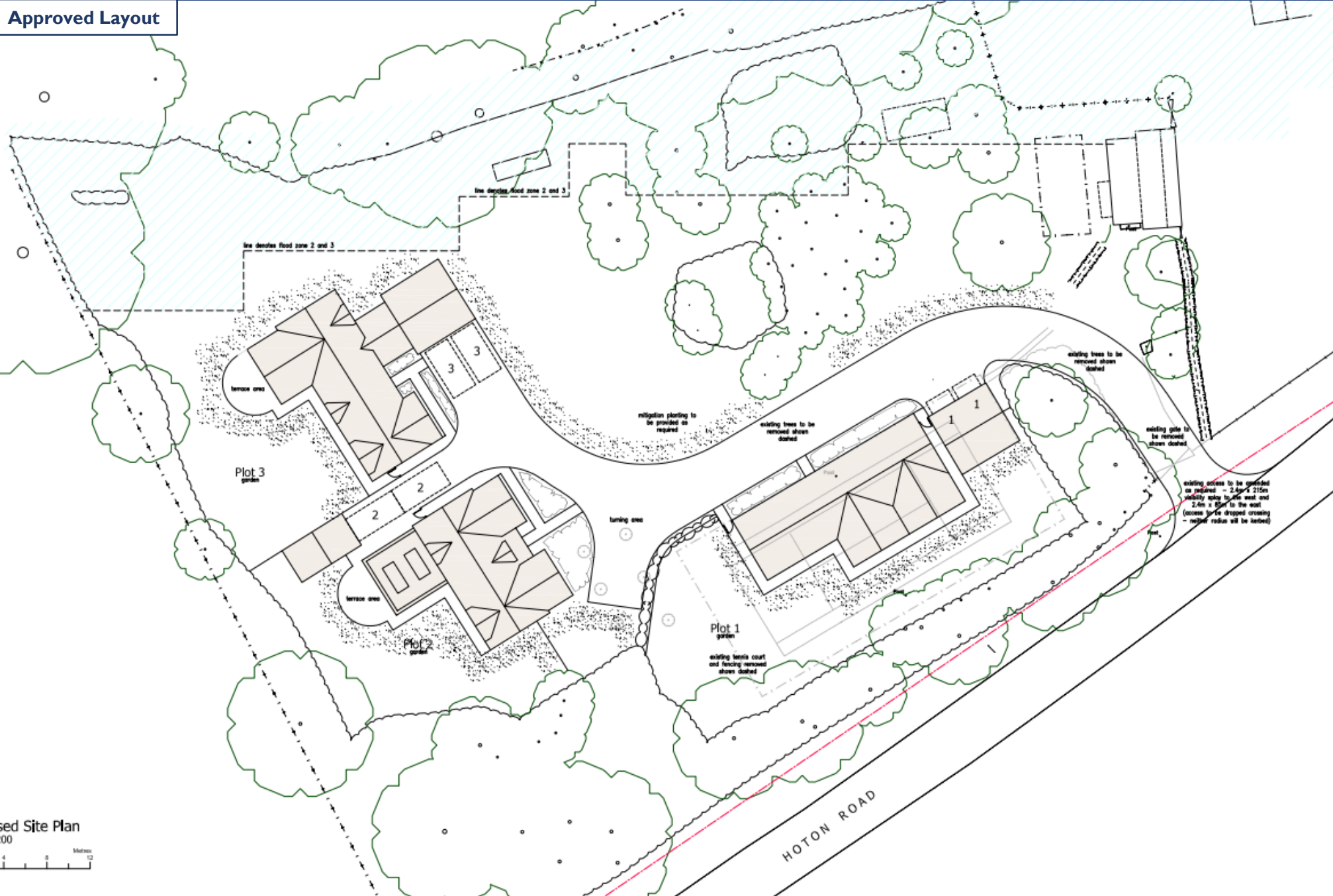
Water:	<a href="http://www.stwater.co.uk">www.stwater.co.uk</a>
Gas:	<a href="http://www.cadentgas.com">www.cadentgas.com</a>
Electricity:	<a href="http://www.nationalgrid.co.uk">www.nationalgrid.co.uk</a>
Local:	<a href="http://www.charnwood.gov.uk">www.charnwood.gov.uk</a>
Highways:	<a href="http://www.leicestershire.gov.uk">www.leicestershire.gov.uk</a>

## **PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES**

The plans are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.



# Approved Layout



Proposed Site Plan  
1:200  
Metres  
0 4 8 12



## DATA ROOM

A website dedicated to the sale can be found via the Link below: [London Lane, Wymeswold](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

## VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendor 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 Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above.

Offers are invited from interested parties by **12 noon on Wednesday 24<sup>th</sup> July 2024.**

## BOUNDARIES

The Agent will make reasonable endeavors 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.

## LAND REGISTRY

The site is registered freehold title absolute under part Land Registry title LT105424. There is a pending application at Land Registry relating to the property I London Lane, Wymeswold which was sold by the Vendors and does not form part of the site boundary. 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 to be made available upon completion.

## IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.

The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued June 2024.

