

RESIDENTIAL DEVELOPMENT SITE  
LAND AT FOREST ROAD, COALVILLE, LEICESTERSHIRE

FOR SALE





# INTRODUCTION

Mather Jamie are delighted to bring to the market a development site comprising a collection of **24** luxury single storey mature living spaces situated one mile south of the centre of Coalville.

The development is positioned to the south of Coalville in the civil parish of Hugglescote and Donnington Le Heath and is located adjacent to Davidsons 'Hastings Park' development for 265 dwellings. The development is located in close proximity to a range of local amenities including restaurants and shops on offer.

A development opportunity to deliver a bungalow scheme which benefits from Full Planning Permission for the erection of 24 single storey dwellings with garages and associated off-street parking and infrastructure.

The site extends in all to **2.67 Acres (1.08 Ha)** or thereabouts.

The site is being offered for sale as a whole by Informal Tender. There is a strong preference by the Vendor for bids to be invited on an unconditional basis. The deadline for submission of tenders is by **12 noon on Thursday 18<sup>th</sup> April 2024**. All offers must be submitted in accordance with the tender pro-forma which is available via the data room.

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)



## LOCATION

Coalville is an industrial town in the district of North West Leicestershire, in the East Midlands region of England, with a population of 34,575 (2011 Census).

Situated one mile south of the centre of Coalville, Forest Road has excellent access to local amenities and points of interest.

Coalville benefits from a range of services including Belvoir Retail and Leisure Quarter, independent shops, supermarkets, takeaway food outlets, restaurants, pubs, a post office and much more. The site itself lies west of the main town centre and is within walking distance of a range of key services and amenities.

Coalville has experienced significant employment growth in recent years from operators such as Amazon and Eddie Stobart located in close proximity at Bardon Hill.

The site is set in a premier location in terms of travel connections with the A511 providing access to the M1, A50 and A42.

Journey times to key locations are detailed below (ref: Google Maps 2024):

- |                              |         |             |
|------------------------------|---------|-------------|
| • M1 Junction 22             | 11 mins | (4.4 miles) |
| • East Midlands Airport      | 5 mins  | (3.3 miles) |
| • Coalville Health Centre    | 2 mins  | (0.3 miles) |
| • Asda Coalville Supermarket | 1 mins  | (0.2 miles) |

Loughborough Railway Station provides convenient access to Nottingham and Leicester which in turn give access to the wider rail network, including London Kings Cross in around 1 hour 17 minutes.

The nearest bus stop is located on Fairfield Road (0.3 miles from the Site) and provides regular services to Leicester, Ibstock, Coalville, Castle Donington and Ravenstone.

## THE DEVELOPMENT

The site extends to 2.67 acres (1.08ha) as shown edged red on the Site Plan within the brochure and comprised a single dwelling (No.80 Forest Road) which has been demolished to provide access off Forest Road. The site has been cleared of all existing structures to pave the way for the proposed residential development.

The site benefits from Full Planning Permission granted by North West Leicestershire District Council on 12th August 2022.

The application reference is 20/02040/FULM and allows for “proposed residential development of single storey dwellings with associated street parking and infrastructure at Land Rear of 80 Forest Road, Coalville, Leicestershire”. The decision notice includes 39 conditions, and a copy is provided in the data room.

One of the conditions requires that the occupation of the residential dwellings, shall be restricted to over 55s, widows or widower of such person, and in the case of couples living together, one of the occupants shall be aged 55 years or more.

Condition 7 requires the construction of the dwellings and garages must be in accordance with the details specified on the ‘Materials Schedule’, a copy of which is made available via the data room.

## PRE-COMMENCEMENT CONDITIONS DISCHARGE

The Vendor has prepared documents to support an application to discharge, or part discharge the following conditions, which can be found in full detail in the Decision Notice and via the data room:

- Conditions 8, 10, 16, 17, 19, 20, 21, 27, 30, 32, 37, 38 and 39.

## DEMOLITION & SITE CLEARANCE

No. 80 Forest Road, Coalville has been demolished in accordance with application reference 21/01576/DEM and allows for “demolition of existing dwelling and associated outbuildings (prior notification of demolition)” and the site is cleared as shown in brochure imagery. Copies of all demolition consents are available via the data room.

## SECTION 106 AGREEMENT

The Section 106 Agreement was completed on 30<sup>th</sup> March 2023 and contains the following obligations (sums index linked, list not exhaustive):

- Civic Amenity Contribution: £1,504
- Healthcare Contribution: £12,152
- Libraries Contribution: £696
- National Forest Planting Contribution: £7,560
- Transport Infrastructure Contribution: £115,200
- County Council Monitoring: £300

The agreement makes allowances for deferred payment of some of the contributions prior to the occupation of the development.

The contributions detailed above will be the responsibility of the Purchaser and due consideration should be given within any offer submitted.

The Vendor will retain protections within the sales contract to recover value in the event of the Purchaser successfully reducing the Section 106 burden.

## AFFORDABLE HOUSING

The Section 106 Agreement requires two of the dwellings to be delivered as Affordable Housing being Plots 5 and 6. These are to be delivered as 100% as Affordable Rented or Shared Ownership for the Elderly (leasehold scheme for the Elderly).

Bidders are encouraged to indicate their tolerance to Overage that would return further value to the Vendor in the event of future reduction in the quantum of Affordable Housing.

## ACCOMMODATION SCHEDULE

The floor areas of the dwellings shown on the approved plans total **20,509 sqft** of floorspace (approx. on GIA basis, excluding garaging) are as detailed on the approved layout.

## GROUND INVESTIGATION

A detailed Phase II Geo-Environmental Assessment Reports have been completed by Erda Associates Ltd and is made available via the data room. In summary, the report concluded as follows:

- Foundations – Traditional foundations may be suitable for all plots that are situated outside of tree influencing distance. A minimum foundation depth of 0.90mbgl. Further investigation to determine foundation design is recommended. Arboricultural Survey is recommended to determine if piled foundations will be required for foundations situated within influencing distance of trees.
- Floor Slabs – Suspended floor slab design is recommended.
- Human Health – Elevated lead, arsenic and nickel encountered within made ground. Remediation to protect end users of the site will be required.
- Controlled Waters – Significant groundwater not encountered, works to protect controlled waters will not be required.
- Gas Risk – No significant sources identified, works to protect human health will not be required.
- Radon Gas – No significant risk identified.

A copy of the reports produced by Erda Associates Ltd are available via the data room. The reports will be novated by way of letter of reliance through the purchaser upon completion for a sum of £250 + VAT, which is to be payable by the purchaser.

## UTILITIES

A utilities search has been commissioned and a copy of the responses received are available to download as part of the technical information pack.

Accommodation Schedule					
Plot	Name	Type	Size (SqFt)	Size (Sqm)	Garage
1	Foxglove	2 Bed Det	756	70.2	Single
2	Foxglove	2 Bed Det	756	70.2	Single
3	Honeysuckle	3 Bed Det	1070	99.4	Single
4	Daffodil	3 Bed Det	1062	98.7	Single
5	Affordable Housing	2 Bed Semi-Det	704	65.4	Single
6	Affordable Housing	2 Bed Semi-Det	704	65.4	Single
7	Honeysuckle	3 Bed Det	1056	98.1	Single
8	Bluebell	2 Bed Det	697	64.8	Single
9	Primrose	3 Bed Det	1055	98.0	Single
10	Primrose	3 Bed Det	1055	98.0	Single
11	Bluebell	2 Bed Det	697	64.8	Single
12	Violet	3 Bed Det	1062	98.7	Single
13	Violet	3 Bed Det	1062	98.7	Single
14	Bluebell	2 Bed Det	704	65.4	Single
15	Bluebell	2 Bed Det	704	65.4	Single
16	Primrose	3 Bed Det	1046	97.2	Single
17	Buttercup	2 Bed Semi-Det	699	64.9	Single
18	Buttercup	2 Bed Semi-Det	699	64.9	Single
19	Buttercup	2 Bed Semi-Det	699	64.9	Single
20	Buttercup	2 Bed Semi-Det	699	64.9	Single
21	Primrose	3 Bed Det	1060	98.5	Single
22	Buttercup	2 Bed Semi-Det	704	65.4	Single
23	Buttercup	2 Bed Semi-Det	704	65.4	Single
24	Primrose	3 Bed Det	1055	98.0	Single







## PROFESSIONAL REPORTS

The Vendor has 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):

- Habitat Survey – CBE Consulting
- Highway Report – Edwards & Edwards Consultancy Ltd
- Planning & Design and Access Statement – Duckworth
- Topographical Survey – Life-Design Architecture

## OVERAGE

Bidders are encouraged to indicate their tolerance to Overage within their bid for the site where this improves the overall offer. The Vendor's wish to see some form of protection within the contract relating to any additional private dwellings beyond the 24 currently consented or GDV Overage.

## 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.

## 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.





## DATA ROOM

A website dedicated to the sale can be found via the Link below: [Forest Road, Coalville](#)

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. The gate is locked however access is available upon request. 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 Thursday 18<sup>th</sup> April 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 Land Registry title(s) LT484290 and LT463120. 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 March 2024.

