



**FOR SALE**

**RESIDENTIAL DEVELOPMENT SITE**  
**Workhouse Lane, Burbage, Leicestershire, LE10 2FL**



# Land off Workhouse Lane, Burbage, Leicestershire, LE10 2FL

An opportunity to acquire approximately 6.28 acres (2.54 hectares) of residential development land with outline planning consent for up to 40 dwellings

## INTRODUCTION

Mather Jamie Ltd are instructed as sole agents by the landowner to market a residential development opportunity situated to the south east of Burbage, Leicestershire, which has outline planning permission for up to 40 units. Offers are invited on the whole of the parcel which extends to 6.28 acres (2.54 ha) or thereabouts.

## DESCRIPTION & LOCATION

The site lies off Workhouse Lane, Burbage which is accessed off Britania Road off Coventry Road, Burbage. Access is taken from the public highway (Workhouse Lane).

Burbage is a well serviced town within the Borough of Hinckley & Bosworth District Council. The site is 2.2 miles from the centre of Hinckley, 9 miles from Nuneaton and 12 miles from Coventry city centre, which provides direct trains to Birmingham or London Euston stations and connections to the wider motorway network.

## INFORMATION PACK

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

<https://www.matherjamie.co.uk/property/details/4996/Workhouse-Lane-Burbage-Leicestershire-LE10-Residential-Land->

The agents will endeavour to ensure that letters of reliance for the various reports are provided to the Purchaser of the site.

## TENURE

The site is offered for sale freehold with vacant possession on completion. The site is currently let on a Grazing Agreement and a copy of the same is included within the information pack.

## VALUE ADDED TAX

Exemption to VAT has been waived on the site and VAT will therefore be chargeable on the purchase price.

## METHOD OF SALE

The site is offered for sale as a whole by informal tender. All bids should be forwarded to Mather Jamie's offices by **13:00 on Wednesday 5<sup>th</sup> July 2023**, clearly marked **Tender – Workhouse Lane, Burbage**.

Interested parties should submit their bids **by post** using the **tender form** provided in the information pack. E-mailed and faxed bids will be accepted if followed up with a hard copy by post. The vendors reserve the right to reject any or all offers.

## RANSOM STRIP

The Vendors will retain a ransom strip measuring 0.5 metres to the western and southern boundaries of the site.

## OVERAGE

Bidders are encouraged to indicate their tolerance to Overage in respect of the whole site and the affordable element, to potentially deal with coverage and sales values.

## PLANNING AND SECTION 106 AGREEMENT

The site benefits from outline planning consent for up to 40 dwellings under planning appeal reference **APP/K2420/W/22/3311038**. The decision notice includes a number of conditions, and a copy of the same is provided in the information pack.

All matters within the outline application were reserved with the exception of access.

The S106 Agreement provides for 20% affordable housing (25% as First Homes, 50% as Affordable Housing for Rent and 25% as Shared Ownership). A full copy of the s106 can be found in the information pack. **It is worth noting that the Section 106 Agreement should be read in conjunction with the Appeal Decision, as a number of contributions have been struck through.** Full details can be found in the information pack however a summary of the s106 obligations are as follows:-

1. Affordable Housing as above
2. Offsite open space contribution provision requires a contribution of £65,959.20
3. Offsite equipped open space provision up to a maximum contribution of £12,643.20
4. Offsite casual/informal space provision up to a maximum contribution of £12,643.20
5. Offsite casual/informal space maintenance up to a maximum contribution of £3,628.80
6. Offsite outdoor space provision up to a maximum contribution of £13,900.80
7. Offsite outdoor space provision maintenance up to a maximum contribution of £6,604.80
8. Water Services contribution up to a maximum of £1,981

## FLOOD RISK ASSESSMENT

A Flood Risk Assessment (including drainage strategy) was prepared to support the outline application. The site lies principally within Flood Zone I of the EA's Flood Map for Planning, indicating a <0.1% annual probability of flooding. Some areas of the site have a higher risk from flooding but it is advised that bidders should review the Flood Risk Assessment provided within the information pack.

## GROUND INVESTIGATION

A Phase I Site Appraisal was prepared to support the outline application. A Phase II Site Appraisal has been commissioned and copies of the reports will be provided in the information pack.

## ARCHAEOLOGY

An Archaeology Evaluation Report was provided as part of the application and is available within the information pack.



**ECOLOGY**

Ecology reports were undertaken to support the outline application, including a number of bat surveys. The reports can be found in the information pack.

**SERVICES**

The town benefits from a comprehensive range of services. A utilities services report has been provided in the information pack.

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

The property is sold subject to all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

**LOCAL AUTHORITY**

Hinckley & Bosworth Borough Council  
 Website: [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)  
 Tel: 01455 251137

**VIEWINGS**

Any person may view the site during daylight hours with a copy of these sales particulars to hand. Neither the vendors nor the agents are responsible for the safety of those viewing the property, and any persons taking access do so entirely at their own risk.

**AGENTS' NOTE**

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide.

For further information with regard to the site, please contact the selling agents:-

Contact: **Hamish Byers**  
Tel: 01509 633714  
E-mail: [hamish.byers@matherjamie.co.uk](mailto:hamish.byers@matherjamie.co.uk)

Contact: **Ella Cooper**  
Tel: 01509 633735  
E-mail: [ella.cooper@matherjamie.co.uk](mailto:ella.cooper@matherjamie.co.uk)

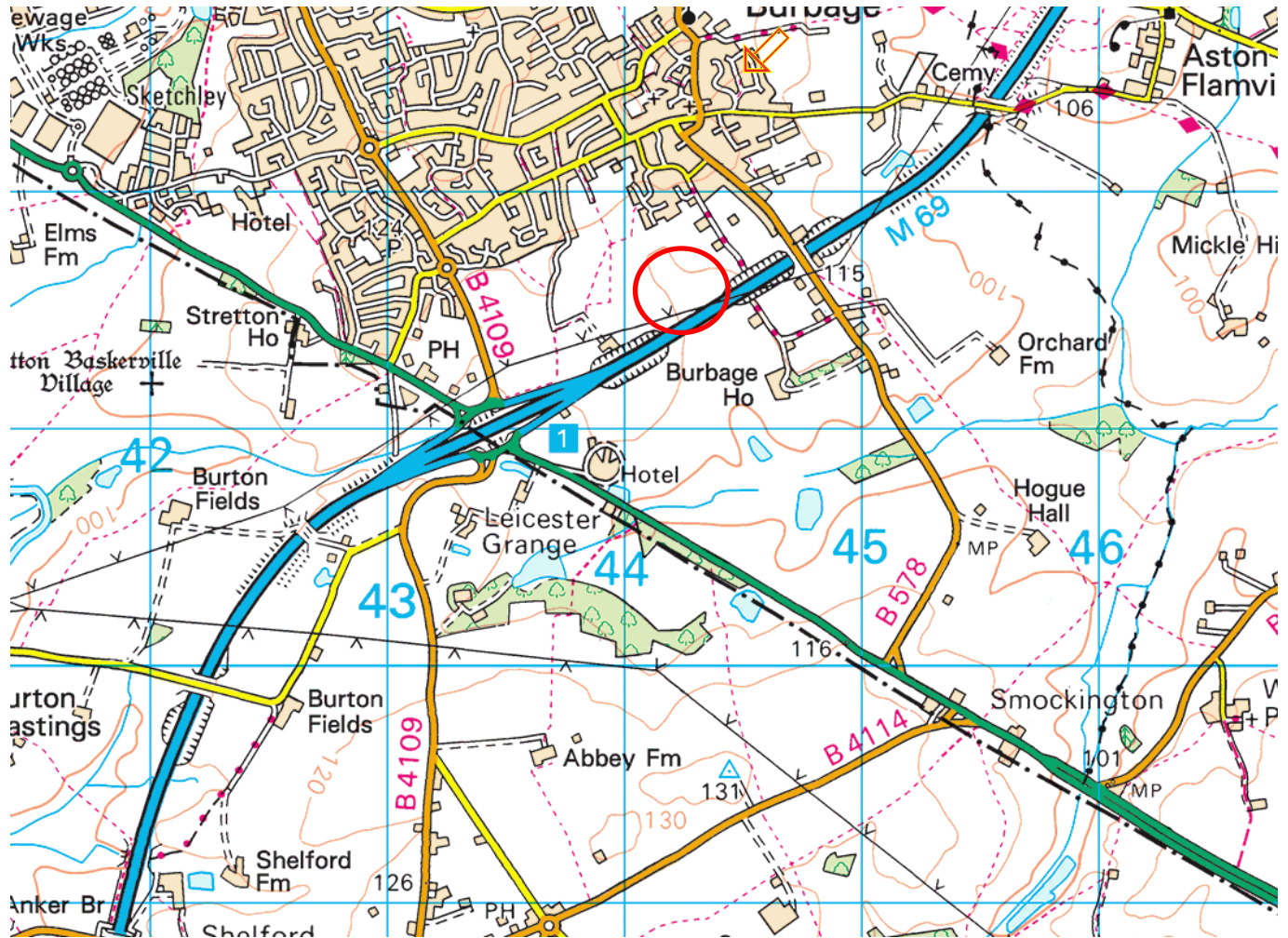


## MATHER JAMIE

**Chartered Surveyors**

3, Bank Court Weldon Road, Loughborough,  
Leicestershire LE11 5RF  
tel: 01509 233433  
fax: 01509 248900  
email: [sales@matherjamie.co.uk](mailto:sales@matherjamie.co.uk)  
website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)

### LOCATION PLAN (not to scale)



#### PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.