



WELHAM LANE | GREAT BOWDEN | LEICESTERSHIRE

## **Residential Development Site**

Outline planning permission for 50 village homes

### APPROXIMATE DISTANCES

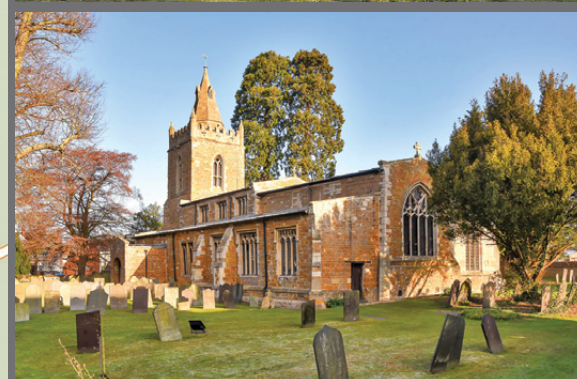
London St Pancras approx. 60 mins by train

Leicester 16 miles • Catthorpe Interchange 18 miles

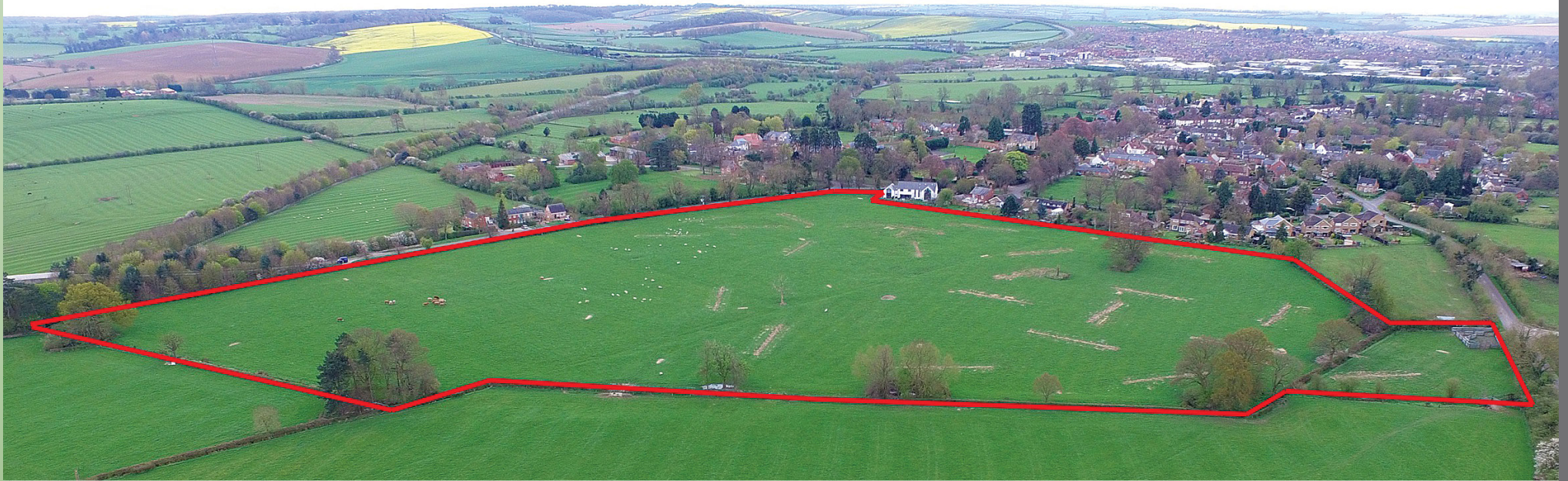
Market Harborough Station 1.5 miles • Uppingham 13 miles

Oakham 19 miles • Northampton 20 miles

Rugby 22 miles • East Midlands Airport 36 miles







- **Outline Planning Permission for 50 dwellings**
- **Gross Site Area: 22 acres (8.92 hectares)**
- **Planning area approx 7.84 acres**

## LOCATION

The development site is ideally located on the edge of Great Bowden and less than 2 miles from the centre of Market Harborough. Great Bowden is an affluent and picturesque village in Leicestershire surrounded by attractive undulating countryside. The location provides a rural setting that benefits from excellent commuter links. In the village there is a good range of amenities including a village store and highly popular delicatessen with tea room, two public houses and a Church. Market Harborough provides further retail and leisure facilities including supermarkets as well as a good range of independent stores, a small theatre, leisure centre and a good selection of restaurants and bars. Road and rail access is excellent.

The upgraded Catthorpe Motorway Interchange (A14/M1/M6) is only 18 miles away to the west. About 1.5 miles is Market Harborough train station providing regular return train services to London St Pancras International Railway Station with an average journey time of approximately one hour. Within close proximity to the site are several Primary and Secondary schools including:

- Great Bowden Church of England Primary School (Ofsted Outstanding) – 500m
- Robert Smyth Academy – 1.5 miles







# PLANNING

The development site lies to the north of the village of Great Bowden and extends to approximately 22 acres of which 7.84 are within the planning area and currently comprise two fields of pasture enclosed by well-established mature hedgerows and scattered hedgerow trees. The land gently slopes away to the south.

On the 1st March 2016 the Planning Committee at Harborough District Council resolved to grant outline planning permission (reference 15/01801/OUT) for residential development for up to 50 units with associated access, landscaping, open space, country park and drainage infrastructure on the land off Welham Lane. As the scheme was approved under delegated powers, a reserved matters application that respects the adopted design principles should also receive support.

The scheme is to provide 40% of the dwellings as affordable housing, however, up to 4 affordable bungalows will be permitted. Each affordable bungalow will count as 2 affordable units due to the increased land take. The overall quantum of affordable units can therefore be reduced from 20 dwellings to 16 dwellings. As a result, the overall quantum of market dwellings could be increased from 30 dwellings to 34 dwellings.

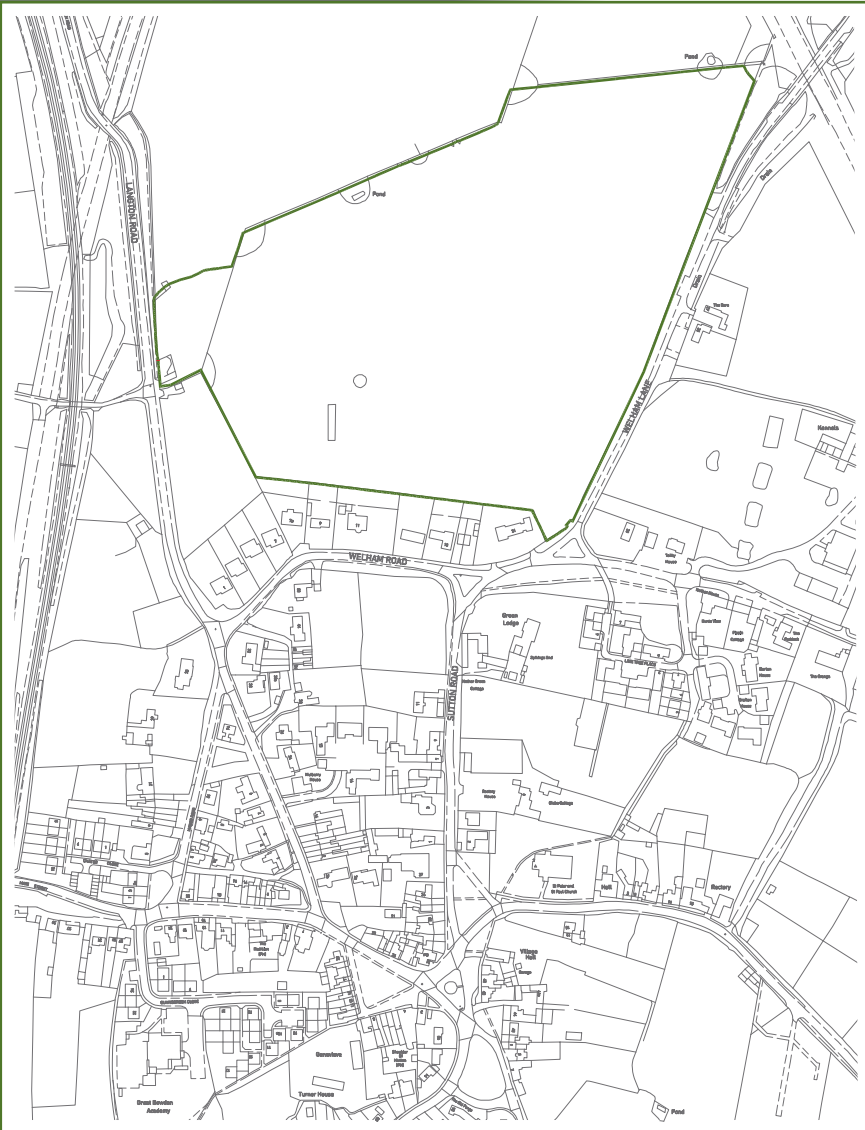
A Section 106 Agreement has been negotiated and is available via the micro website. Interested parties are invited to review in full as all contributions are to be the responsibility of the Purchaser upon legal completion. A summary of the salient provisions are set out below, however, interested parties are encouraged to familiarise themselves with the specific obligations as part of their due diligence process:

Education Contribution	£280,658.30
Public Open space	£99,586.32
Community facilities	£25,000.00

It will be the responsibility of the Purchaser to fulfil all obligations under the Section 106 Agreement and the Purchaser is to indemnify the Seller against any future costs or liabilities

A planning and technical sales pack is available and all prospective purchasers registering interest will be provided with access details. This pack includes a full review of the planning conditions and post-submission survey work undertaken to demonstrate the deliverability of the site.





## METHOD OF SALE

The site is to be sold by informal tender with purchasers invited to submit best offers in writing (or letter format via email) in accordance with the timetable set out in the covering letter, on an unconditional basis.

Offers are invited on an unconditional basis. Any offer accepted will be on the basis of an exchange of contracts taking place within 28 working days of formal acceptance of the offer, with completion to follow by arrangement between the parties.

## TENURE

The site will be sold Freehold, with vacant possession given on completion.

## COSTS

Each party will be responsible for their own legal costs.

VAT

Please note that the Vendor reserves the right to opt to tax the Property for VAT prior to the sale and output VAT will thus be chargeable on the purchase price.





## SALE PACK

A comprehensive pack of planning and technical information is available for download via the dedicated sale website [www.welham-green.co.uk](http://www.welham-green.co.uk)

For log in details please contact Jane Ward on 01530 567463 or [jane.ward@fishergerman.co.uk](mailto:jane.ward@fishergerman.co.uk) Where possible, all reports and surveys will be assigned to the purchaser on completion or letters of reliance will be provided by the relevant consultants.

## LOCAL AUTHORITY

Harborough District Council  
The Symington Building  
Adam and Eve Street  
Market Harborough  
Leicestershire  
LE16 7AG

T: 01858 828282  
Contact: Nicola Parry [n.parry@harborough.gov.uk](mailto:n.parry@harborough.gov.uk)

## VIEWINGS

At any reasonable time by appointment with the sole selling agents.

## FURTHER INFORMATION

Land promoted by:



3rd Floor Waterloo House, Waterloo Street, Birmingham B2 5TB

Contact: Steve Louth – T: 01216 334 929  
E: [Steve@richboroughestates.co.uk](mailto:Steve@richboroughestates.co.uk)



Please contact:  
Ben Marshalsay – T: 01530 567 460  
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