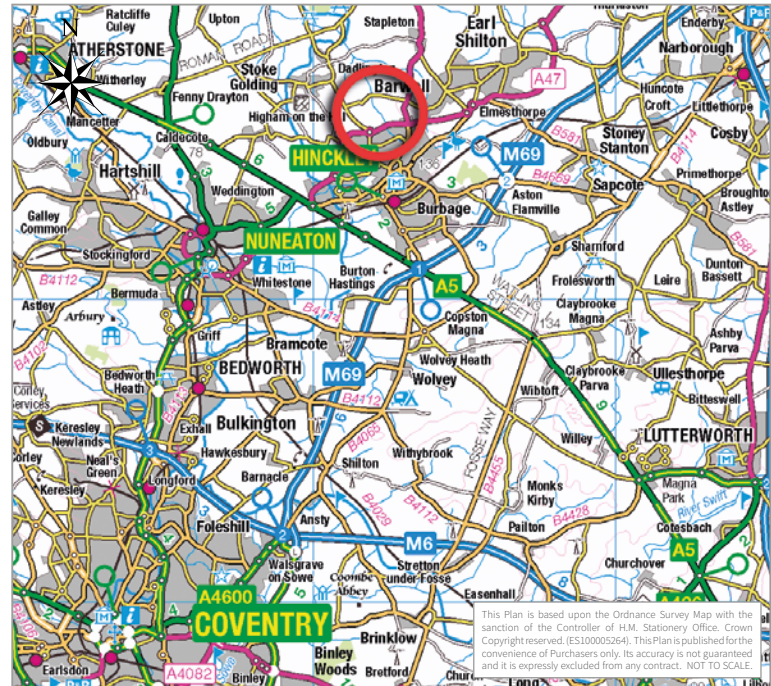


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RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND EAST OF STOKE ROAD AND NORTH OF NORMANDY WAY (A47)
 HINCKLEY | LEICESTERSHIRE

For Sale on Behalf Of: The Adcock Family and Richborough Estates

Richard Newey
 Brown&Co Leicester
 01162 289 4719
 richard.newey@brown-co.com



Property and Business Consultants
 brown-co.com

SUMMARY

An opportunity to purchase a residential development site, which is situated within the Borough of Hinckley and Bosworth, with planning consent "for the erection of 475 dwellings including public open space, land reserved for a Primary School, together with further expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure". ("The Site"). The Site is shown for identification purposes edged red on the accompanying plan.

LOCATION OF THE SITE

The Site is sustainably located to the north of the large Leicestershire town of Hinckley.

Hinckley is located approximately 13.7 miles from Leicester, with good access to junctions 1 and 2 of the M69, leading directly to the M1 motorway. Hinckley is a highly sustainable town with its own train station, offering direct services to Leicester in around 20 minutes and Birmingham in around 40 minutes.

Employment wise, there are opportunities in the local area, with several business parks within Hinckley, and Magna Park is located approximately 10 miles from the site.

PLANNING

An Appeal was allowed by the Planning Inspectorate - Appeal Reference: APP/K2420/W/23/3323113 (Decision Date: 18th January 2024) - The original Application Reference being 22/00318/OUT. The date of the original refusal was 31st March 2022 issued by Notice from Hinckley & Bosworth Borough Council.

DESCRIPTION

The Site comprises five interconnected field parcels, with a further field to the west of Stoke Road and extends to approximately 61.20 acres (24.77 hectares). At present, the site is agricultural land. The proposed access strategy will be via a new roundabout junction off Stoke Road on the eastern boundary. The boundaries are predominately defined by existing hedgerows interspersed with trees.

GENERAL REMARKS AND STIPULATIONS

TENURE & POSSESSION

The Site is available as freehold with vacant possession being granted upon completion.

SERVICES

All potential Purchasers should investigate these matters to satisfy themselves.

AUTHORITIES

Local: Hinckley and Bosworth Borough Council - 01455 238141

County: Leicestershire County Council - 0116 2323232

Water: Severn-Trent Water Limited - 0800 783 4444

SPECIAL CONDITIONS

A restrictive covenant will be imposed on the Site limiting the number of dwellings to a maximum of 475.

There will also be a restrictive covenant on the 2-hectare (4.94 acres) area of land (hatched green on the accompanying plan) which was originally identified for the school prohibiting development.

In the event of more than 475 dwellings being consented or development being consented on the area hatched green on the accompanying plan the Purchaser will pay the original purchase price on a per dwelling basis which sum is index linked from the date of purchase.

There will be a restrictive covenant against any B8(Storage or Distribution) or B2 (General Industrial use) on the Site.

Further legal requirements are set out in Section 7 of the pack referred to in the section of these particulars entitled Further Information.

DETAILS FOR SUBMISSION/METHOD OF SALE

Potential Purchasers who wish to make an offer are requested to complete the pro-forma located in the data room which includes the following:

1. Solicitors' details
2. A timescale to completion
3. Board approval (if necessary)
4. Allowances for abnormals and S.106 costs
5. Payment terms
6. Confirmation that in addition to the purchase price, they will agree to the Vendors' Agent's fees of 1.5% + VAT
7. Each party to pay their own legal fees however upon acceptance of an offer the potential purchasers will confirm that will enter into a legal undertaking or non-refundable deposit to cover any legal fees in the event of abortive transaction
8. Closing Date for tenders is 12-noon 5th April 2024

VAT

Please note that the Vendors will be opting to tax the property for VAT prior to the sale and VAT will be chargeable on the purchase price of the land.

VIEWING

Via prior appointment with the Selling Agent.

FURTHER INFORMATION

A planning, technical and legal pack together with a data room is available at www.stokeroadhinckley.co.uk

ENQUIRIES

Please contact Richard Newey from Brown & Co on 0116 2894719 or Jordan Gresham at Richborough Estates on 0121 633 4929

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in February 2024. Brochure by wordperfectprint.com.