

RESIDENTIAL DEVELOPMENT SITE  
LAND TO THE REAR OF 14 CHESTERFIELD WAY, BARWELL

GUIDE PRICE  
£450,000



# INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated in the village of Barwell, Leicestershire.

The site offers an excellent opportunity to build a highly desirable scheme in a well serviced Leicestershire village.

The site benefits from Outline Planning Permission for the erection of up to 3 dwellings (bungalows).

The site extends in all to **0.49 Acres (0.2 Ha)** or thereabouts.

The site is being offered for sale as a whole by Private Treaty. All offers must be submitted in accordance with the tender pro-forma which is available in the dedicated data room.

It should be noted the site is held within a Company (DHASC Ltd) and it is the Vendors preference to transfer the business as a going concern. The Vendors also own the adjacent property (14 Chesterfield Way) and are open to offers for both the bungalow and site or the site in isolation.

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



## Sole Agents



matherjamie.co.uk  
**01509 233433**

**Karla Williams BSc (Hons)**  
[karla.williams@matherjamie.co.uk](mailto:karla.williams@matherjamie.co.uk)

**LAND TO THE REAR OF 14  
CHESTERFIELD WAY  
BARWELL  
LEICESTERSHIRE  
LE9 8BH**

A truly unique residential development opportunity situated in the well serviced village of Barwell, benefitting from **Outline Planning Permission for the erection of 3 new build dwellings.**

The site extends in all to 0.49 Acres (0.2 Ha) or thereabouts and is being offered for sale as a whole.

**LOCATION**

Barwell is a well serviced village and benefits from convenient travel connections into Hinckley, Nuneaton and Leicester.

The village benefits from a range of local amenities, including several convenience stores, eateries and community facilities including the George Ward Centre, recreational ground and football club.

The site is in close proximity to several schools including Newlands Community Primary School (rated Requires Improvement by Ofsted in 2023 – now academy converter) and the closest Secondary School is Heath Lane Academy (rated Good by Ofsted in 2019).

The site also boasts excellent connectivity to the M69, A5 and M1 with the closest airports being Nottingham East Midlands Airport and Birmingham International Airport. Direct trains from Hinckley offer direct connections to Birmingham and Leicester with travel times to London of 1.5hours.

**THE DEVELOPMENT**

The site offers an excellent opportunity to build a highly desirable scheme in a quiet suburb of Leicestershire.

The site extends to 0.49 Acres (0.2 Ha) as shown edged red on the Site Plan within the brochure. The site is located to the south east of Chesterfield Way and to the north of Hinckley Road and is contained on all boundaries by existing residential properties.

The site benefits from Outline Planning Permission granted by Hinckley and Bosworth Borough Council on 25<sup>th</sup> November 2022.

The approved application reference is 22/00788/OUT and the application allows for “the erection of up to 3 (bungalow) dwellings” (Outline planning application with details of access, layout and scale)”. The decision notice includes 11 conditions, and a copy is available via the data room.

**HOUSING MIX**

The floor areas of the dwellings shown on the approved plans total **3,047 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	Parking	sq. ft. (GIA)
Plot 1	4	1	3 x PS	1,012
Plot 2	4	1	3 x PS	1,012
Plot 3	4	1	3 x PS	1,023
<b>Total:</b>				<b>3,047</b>

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

The Vendors have been advised that the outline planning permission accommodates dorma bungalows for each dwelling. For the avoidance of doubt the site does not require any of the dwellings on site to be built as Affordable Housing units.



## **BIODIVERSITY**

The application site is expected to provide a net gain in biodiversity (not 10% as it was approved before the change in legislation). The baseline assessment for biodiversity submitted with the application demonstrates that there would be a gain in hedgerow units but a loss in habitat units (32.5%). A net gain would need to be found on site through the discharge of condition 10 or an offsite payment provided which would be secured for a unilateral undertaking.

## **SITE ACCESS**

The site has the benefit of access directly from Chesterfield Way, which was approved as part of the Outline Planning Permission in accordance with drawing ref: 16/97 - 05, details of which are available via the data room.

Conditions 5, 6 and 7 of the Decision Notice relating to access widths, visibility splays and parking need to be satisfied.

## **GROUND CONDITIONS**

The Vendors are not aware of any ground contamination. Interested parties should rely on their own enquiries.

## **UTILITIES**

Utility plans which identify the existing infrastructure which lies within the site and the vicinity of the site are provided in the data room.

## **COMPANY SALE / 14 CHESTERFIELD WAY**

The site is held within a Company (DHASC Ltd) and it is the Vendors preference to transfer the business as a going concern.

The Vendors also own the adjacent property (14 Chesterfield Way) and are open to offers for both the bungalow and site or the site in isolation.

## **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.hinckley-bosworth.gov.uk">www.hinckley-bosworth.gov.uk</a>
Highways:	<a href="http://www.leicestershire.gov.uk">www.leicestershire.gov.uk</a>



Approved Layout

CHESTERFIELD WAY

CHESTERFIELD WAY

visibility splays indicated thus

existing dormer bungalow

Approx boundary line.

Mature tree and hedge planting to be retained

159m<sup>2</sup> garden

Plot 1  
4 bed bungalow  
@94m<sup>2</sup>

22379

garden to existing dormer bungalow

4084

192m<sup>2</sup> garden

Plot 2  
4 bed bungalow  
@94m<sup>2</sup>

7340

Bin collection point

2400

4000

4000

Visitor space

New tree and hedgway planting to boundary

Plot 3  
4 bed bungalow  
@95m<sup>2</sup>

No habitable windows

Existing tree in neighbouring garden

12716

147m<sup>2</sup> garden

702

12677




Client <b>DHASC Ltd</b>		 <p>Tel: 01455 635 665 Fax: 01455 618 971 www.hayward-architects.co.uk</p>	
Project Name proposed development Chesterfield Way Barwell			
Drawing Title <b>proposed site plan</b>			
Scale 1:200	Sheet <b>A2</b>	Job No. 16/97	Drawing No. 07
Author ZLM	Date June 2022	Status planning	

## DATA ROOM

A website dedicated to the sale can be found via the hyperlink: [Chesterfield Way, Barwell](#)

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. There is no public access to the site. 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 Private Treaty. 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.

## BOUNDARIES, PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES

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. 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.

## LAND REGISTRY

The site is registered freehold title absolute under Land Registry titles LT499498 and LT519604. A copy of the title plans and registers 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 November 2024.

