

RESIDENTIAL DEVELOPMENT SITE

MASONS ARMS, 1 CHURCH STREET, DONISTHORPE

FOR SALE



INTRODUCTION

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

The site offers an excellent opportunity to build a fully private scheme with no affordable housing requirement.

The development opportunity benefits from Reserved Matters Approval for the demolition of existing public house and erection of 11 dwellings.

The Site extends in all to **0.76 Acres (0.31Ha)** or thereabouts.

The site is being offered for sale as a whole by Private Treaty. There is a strong preference by the Vendor for bids to be invited on an unconditional basis. All offers must be submitted in accordance with the tender proforma which is available via the data room.

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

Sole Agents



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View looking Southeast



View looking Southwest



LOCATION

Donisthorpe is a village in the North West Leicestershire district of Leicestershire, in the East Midlands region of England, with a population of 1,204 (2011 Census).

The site is situated to the east of the village centre of Donisthorpe and is located in close proximity to local amenities and points of interest.

Donisthorpe benefits from several amenities including The Halfway House public house, The Grange Cottage, Donisthorpe Scout Centre and Donisthorpe Primary School. The site itself lies to the east of the village centre and is within walking distance of a range of amenities and points of interest.

Donisthorpe Woodland Park is located in close proximity to the site and comprises a 36-hectare former colliery site in the National Forest and supports 20 hectares of beautiful mixed woodland and 3 km of surfaced paths.

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

- | | | |
|-----------------------------------|---------|-------------|
| • A42 Junction 12 | 6 mins | (3.0 miles) |
| • East Midlands Airport | 19 mins | (15 miles) |
| • Tesco Express | 5 mins | (2.0 miles) |
| • Burton-upon-Trent Train Station | 26 mins | (9.4 miles) |

Burton-upon-Trent provides convenient access to Derby and Tamworth which in turn give access to the wider rail network, including London Euston in around 1 hour 55 minutes.

The nearest bus stop is located on Church Street and Measham Road and provides regular services to Ashby de la Zouch, Measham and Buton-upon-Trent.

THE DEVELOPMENT

The site extends to 0.76 Acres (0.31Ha) as shown edged red on the Site Plan within the brochure and comprises the former Masons Arms public house building which is required to be demolished in order to pave way for the proposed residential development.

The site benefits from Reserved Matters Approval granted by North West Leicestershire District Council on 23rd February 2024.

The application reference is 23/01558/REMM and allows for “demolition of existing public house and erection of 11 dwellings (reserved matters of appearance, scale and landscaping to outline planning permission reference 21/01379/OUTM) at Masons Arms 1 Church Street, Donisthorpe, Swadlincote”. The Outline Planning Permission decision notice includes 26 conditions, and a copy is provided in the data room.

PRE-COMMENCEMENT CONDITIONS DISCHARGE

The Vendor has discharged the majority of conditions, which can be found in full detail in the Decision Notice and via the data room. The following conditions require discharging:

- Condition 10: Verification Investigation to be undertaken in line with the approved Verification Plan for all works outlined in the Remedial Scheme.
- Condition 18: Erection of bat boxes or bricks in situ of plots 1, 2, 3, 6, 7, 8 and 1.
- Condition 26: The public house shall not be demolished before either a contract for carrying out of the works of redevelopment of the site has been made and/or a signed declaration providing a detailed timetable for the redevelopment of the site following the demolition of the public house has been made.

DEMOLITION & SITE CLEARANCE

The public house is required to be demolished in accordance with application reference 23/01558/REMM and allows for “demolition of existing public house and erection of 11 dwellings (reserved matters of appearance, scale and landscaping to outline planning permission reference 21/01379/OUTM) in order to pave way for residential development. A quote has been obtained from Cawarden’s for the demolitions works and a copy is available via the data room.

SECTION 106 AGREEMENT

The Section 106 Agreement was completed on 16th August 2023 and contains the following obligations (sums index linked, list not exhaustive):

- Libraries Contribution: £333
- Post 16 Education Contribution: £7,016
- Secondary Education Contribution: £32,838
- 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 no affordable housing to be provided as part of the residential development scheme. For the avoidance of doubt the development is 100% private housing.

ACCOMMODATION SCHEDULE

The floor areas of the dwellings shown on the approved plans total **13,750 sqft** of floorspace (approx. on GIA basis). Please ensure that you cross check the measurements on the layout before submitting an offer.

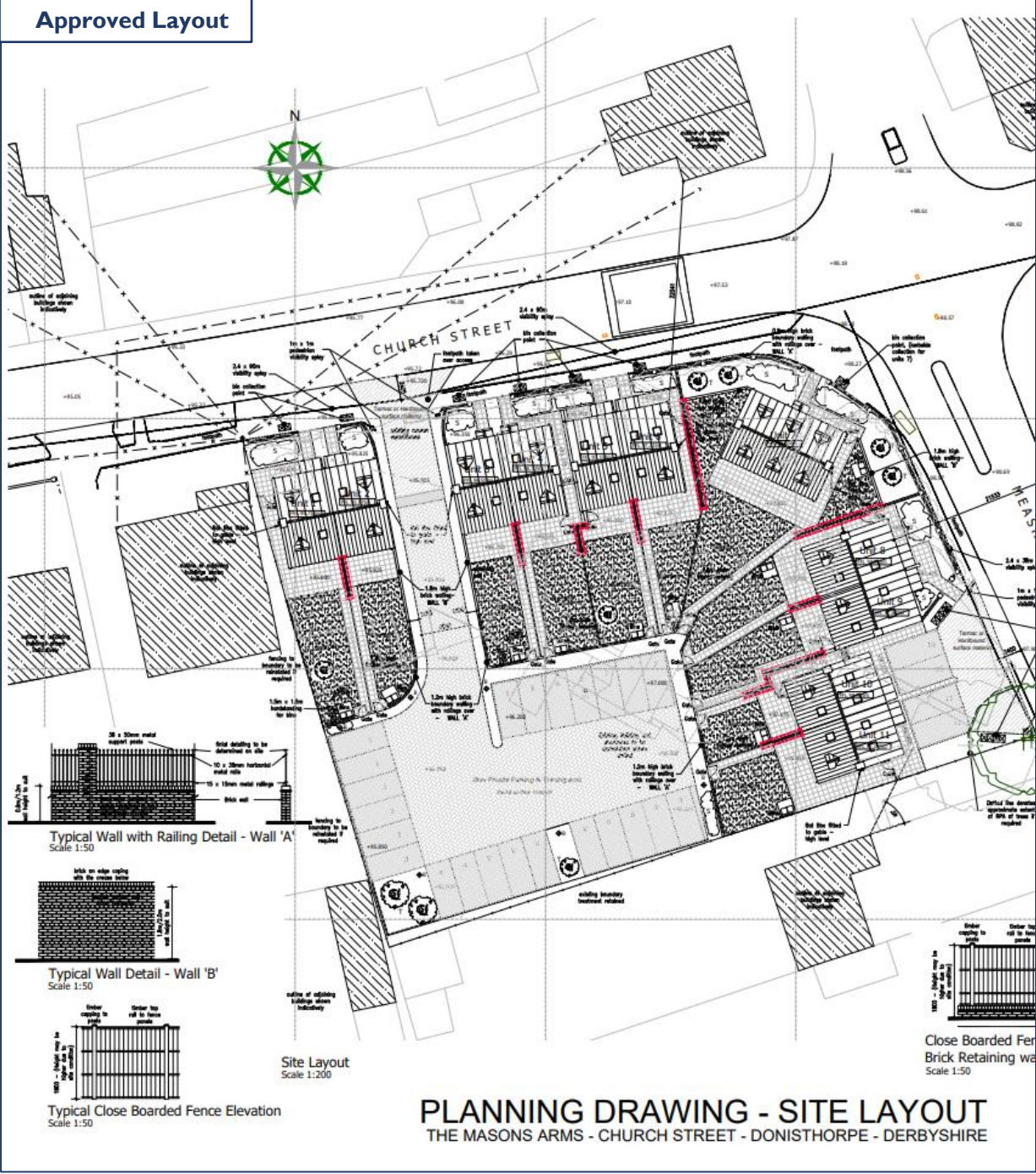
Accommodation Schedule				
Plot	Type	Size (SqFt)	Size (Sqm)	Parking Spaces
1	2 Bedroom	1,175	109	2
2	2 Bedroom	1,175	109	2
3	3 Bedroom	1,175	109	2
4	3 Bedroom	1,175	109	2
5	3 Bedroom	1,175	109	2
6	3 Bedroom	1,175	109	2
7	4 Bedroom	2,000	186	3
8	3 Bedroom	1,175	109	2
9	3 Bedroom	1,175	109	2
10	2 Bedroom	1,175	109	2
11	2 Bedroom	1,175	109	2
Overall Total:		13,750	1,276	

GROUND INVESTIGATION

A detailed Phase II Geo-Environmental Assessment Reports have been completed by Ivy House Environmental 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 (beam and block).
- Controlled Waters – here is not considered to be a risk to controlled waters from site-derived contamination.
- Radon Gas – No protection required.

A copy of the reports produced by Ivy House Environmental 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.



View looking South



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):

- ASP Consulting – Drainage Strategy
- Canopy Tree Services – Arboricultural Method Statement
- SV Surveying – Topographical Survey
- Ivy House – Coal Mining Risk Assessment
- R3Design Developments – Planning, DAS, Building for Life Assessment and Statement of Community Involvement

UTILITIES

A Utility Search Report has been prepared by emapsite and a copy of the responses received are available to download as part of the technical information pack. The report includes existing utilities plans.

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 11 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.

Ariel View



DATA ROOM

A website dedicated to the sale can be found via the Link below: [Masons Arms, Donisthorpe](#)

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 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

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 LT277662. 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 July 2024. Updated Particulars issued in November 2024.

