

LAND AT **Sandy Lane**

MELTON MOWBRAY, LEICESTERSHIRE



DEVELOPMENT SITE
EXTENDING TO CIRCA
9.43 ACRES (3.82 HECTARES)



FULL PLANNING PERMISSION FOR
DEVELOPMENT OF **29 DETACHED
DWELLINGS AND NO ON SITE
AFFORDABLE HOUSING**



POTENTIAL FOR ALTERNATIVE USES
INCLUDING RETIREMENT AND CARE
(SUBJECT TO PLANNING PERMISSION)



ATTRACTIVE LOCATION WITHIN THE
COUNTRYSIDE CIRCA **0.5 MILE TO THE
SOUTH OF MELTON MOWBRAY**



BOTH CONDITIONAL AND UNCONDITIONAL OFFERS, AS
WELL AS JOINT VENTURE PROPOSALS, ARE INVITED BY
WAY OF INFORMAL TENDER **ON OR BEFORE 12 NOON
ON 28TH FEBRUARY 2025**

FREEHOLD RESIDENTIAL
Development Opportunity



LOCATION

The Property is located within the Leicestershire countryside to the south of Melton Mowbray, circa 14 miles north-east of Leicester and 23 miles south east of Nottingham. To the east of the Property is Burton Lazars, an attractive village with a church and village hall.

Melton Mowbray is a market town with a population of circa 27,457 (2021 Census), as well as a range of job opportunities, services and amenities. These include Twinlakes Family Theme Park, a Golf Club, a Country Park, a museum, a theatre, a train station, Churches, shops, supermarkets, pubs, a hospital and a golf course. Melton Mowbray also has several Primary and Secondary Schools, as well as a Sixth Form College.

Melton Mowbray has good public transport links, with regular direct bus services to Leicester, Syston, Grantham, Loughborough and Oakham. There are also direct train connections to Leicester, Nottingham, Birmingham, Peterborough, Stansted Airport and Cambridge from Melton Mowbray train station

The combination of good transport links, services and amenities, as well as job opportunities and surrounding countryside, make Melton Mowbray a popular and desirable town.



**A GOOD
COMBINATION OF
TRANSPORT LINKS,
SERVICES AND
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MELTON MOWBRAY
A POPULAR AND
DESIRABLE TOWN**



LAND AT SANDY LANE
MELTON MOWBRAY, LEICESTERSHIRE



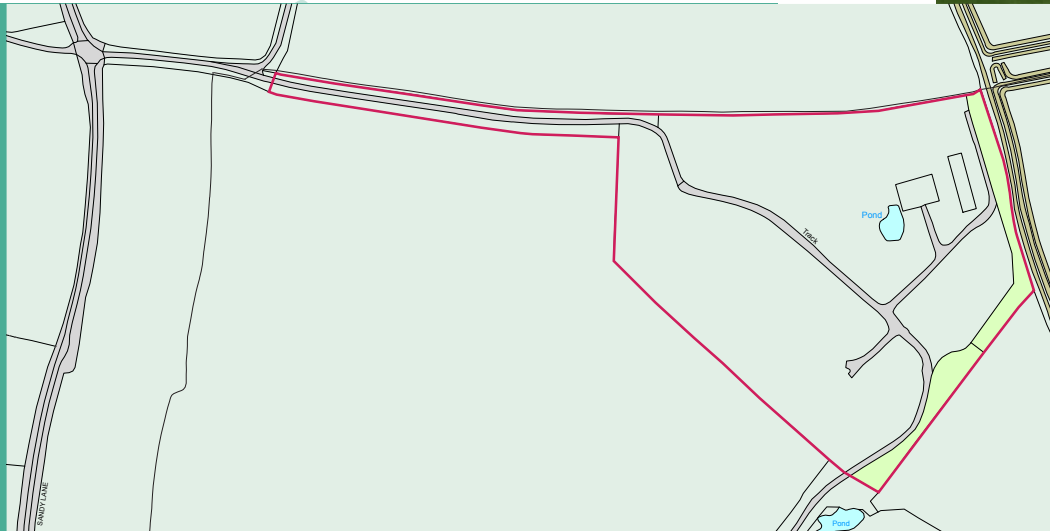
DEVELOPMENT SITE EXTENDING TO CIRCA **9.43 ACRES** **(3.82 HECTARES)**

THE PROPERTY

The Property is located to the west of Sandy Lane, circa 0.5 miles to the south of Melton Mowbray. It has an attractive semi-rural setting with mature trees and other vegetation along the boundaries, as well as agricultural fields beyond these.

The Property itself comprises the land edged red on the Site Plan, extending to circa 9.43 acres (3.82 hectares) in total. It is accessed from Sandy Lane to the west, with the buildings which previously occupied the Property now demolished and cleared.

Further information on the unregistered section of the access between the Property and Sandy Lane is available at <https://estatecreate.com/landatsandylane/>



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MELTON MOWBRAY, LEICESTERSHIRE



DEVELOPMENT CONTEXT

Outline and reserved matters planning permission for the erection of 29 detached dwellings (ref. 15/00537/OUT and 20/00438/REM), were approved subject to conditions and a Section 106 agreement which included the following:

- **Bus Pass Contribution (£700 per dwelling or circa £20k);**
- **Civic Amenity Contribution (circa £2.5k);**
- **Community Facilities Contribution (circa £4.5k);**
- **Education Contribution (circa £87k);**
- **Library Facilities Contribution (circa £1k);**
- **A Nissan Hut to be restored and used as a community centre to reflect the heritage of the Property;**
- **Off Site Affordable Housing Contribution (circa £880k);**
- **Travel Packs Contribution (£53 per dwelling or circa £1.5k); and**
- **Monitoring Costs Contributions payable to the Borough and County Councils.**

Planning permission was subsequently granted to vary Condition 1 of permission 20/00438/REM to amend the site layout due to requirement to relocate the road to align with a farmer's existing right of access (ref. 23/00382/VAC) in September 2023 (see Layout Plan Extract opposite).

An application to discharge Condition 7 (Elevations, Materials and Site Boundary Details), Condition 9 (Ecology Mitigation Report) and Condition 10 (Front Garden Landscaping) of planning approval ref: 20/00438/REM was permitted in February 2024 (ref. 23/00963/DIS)

A further application to discharge of conditions 3 (Materials), 4 (Landscape Management Plan), 5 (Environmental Report), 6 (Written Scheme of Remediation), 9 (Written Scheme of Investigation), 12 (Hard and Soft Landscape Detail), 14 (Surface Water Drainage), 15 (Revised Discharge and Storage Calculations), 16 (Sandy Lane Improvements), 17 (Sandy Lane Junction Sight Lines) and 18 (Access Scheme) of planning approval 15/00537/OUT has been submitted and is currently undetermined (ref. 23/00059/DIS)

The seller is currently undertaking works to implement the planning permission and is working with Melton Council to obtain a Lawful Development Certificate to confirm this.

The current scheme of 29 dwellings is relatively low density (circa 4 dwellings per acre), meaning there may be potential to develop a higher number of dwellings or secure permission for alternative uses, including retirement and care (subject to the necessary consents).

For further information on planning please contact Melton Borough Council's planning department.



POTENTIAL FOR ALTERNATIVE USES INCLUDING RETIREMENT AND CARE

(subject to planning permission)



FULL PLANNING PERMISSION FOR
DEVELOPMENT OF **29 DETACHED DWELLINGS**
AND NO ON SITE AFFORDABLE HOUSING



FURTHER INFORMATION

The following further information relating to the Property is available at <https://estatecreate.com/landatsandyane/>

- Access Information
- Planning Information
- Site Investigations
- Topographical Survey
- Utilities Information

METHOD OF SALE

Both conditional and unconditional offers, as well as joint venture proposals, are invited by way of informal tender **on or before 12 noon on 28th February 2025.**

Any offers that are subject to conditions should state clearly the steps necessary to remove the conditions and the anticipated timescales for doing so. The seller does not undertake to accept the highest nor any offer.

VIEWINGS



A FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY ON A SITE EXTENDING TO CIRCA 9.43 ACRES (3.82 HECTARES)

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The Property can be viewed from Sandy Lane, with BNP Paribas Real Estate and the seller taking no responsibility for any injury or accident at the Property. Viewers of, and visitors to, the Property do so at their own risk.

COSTS

Interested parties are liable for their own costs.

ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNPPRE) must comply with Anti Money Laundering Regulations.

As part of this requirement, BNPPRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.



CONTACT

For more information, please contact the sole agent:

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**BNP PARIBAS
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