

# FOR SALE



## Residential Development Site

Land Off Ashby Road  
Snibston  
Coalville  
Leicestershire  
LE67 3LN

- Site area: 11.846 acres (4.79 hectares)
- Outline Planning Permission for 116 dwellings
- Popular market town
- Agreed Section 106 contributions
- 5% Affordable Housing

**11.846 acres (4.79 hectares) Price on Application**





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## Location

Coalville is a market town in North West Leicestershire. It lies on the A511 trunk road between Leicester and Burton-on-Trent, close to J22 of the M1 motorway where the A511 meets the A50 between Ashby-de-la-Zouch and Leicester.

The site sits adjacent to the former Snibston Discovery Museum just off Ashby Road, Coalville.

The population of Coalville is estimated to be 34,575 (2011 Census). The town provides for a number of facilities including primary and secondary schools, various retail outlets, shopping centres and supermarkets, public houses, restaurants, doctor's surgeries and sports facilities.

## The Site

The site extends to approximately 11.846 acres (4.79 hectares) and comprises a relatively uniform rectangular shape parcel of land and is largely formed by two large gravel car parking areas accessed from Chiswell Drive.

The site is relatively flat with a gentle slope downwards from the northern boundary to the southern boundary.

## Town Planning

Outline Planning Permission (P17/O1424/FULM) was obtained from North West Leicestershire District Council for residential development of 144 dwellings.

A Section 106 Agreement has been completed, which provides for contributions amounting to £1,677,673.38.

There is a provision for 5% affordable housing (6 affordable rented dwellings and 2 intermediate housing).

Leicestershire County Council are to retain 2.488 acres of land for their own use (edged blue on the Master Plan over leaf). The land to be sold extends to 11.846 acres (edged red on the Master Plan). The Master Plan indicates a site capacity of 116 dwellings.

It is understood that reduced Section 106 contributions (to include the affordable housing provision) can be negotiated by the Purchaser when submitting the Reserved Matters Application.

For the purpose of submitting an offer, an assumed breakdown for the Section 106 contributions will be calculated on a pro-rata basis at £1.35m for 116 dwellings.

## Information Pack

The following information is available:-

- Design and Access Statement
- Full suite of planning drawings
- Planning Statement
- Flood Risk Assessment
- Heritage Statement
- Completed S106
- Ecology Report
- Phase 1 and Phase 2 Ground Investigation Report
- Schedule of Accommodation Works and Boundary Treatments

For further information please contact the agents.

## Works on the Retained Land

Leicestershire County Council have completed extensive works on their retained Snibston Discovery Park that provide significantly improved and enhanced visitor facilities.

These works included the provision of a visitor's café, children's play area, heritage trails and works to upgrade access trails within the County Park.

## VAT

We are advised that VAT will not be payable on the purchase price.

## Viewing Arrangements

The site can be viewed without an appointment.

## Proposal

The freehold interest is to be sold with vacant possession. The developer will be granted an Option to acquire the 'retained land' as shown edged blue on the plans contained herein if Leicestershire County Council decide not to develop land within 3 years of completion of the sale of the 11.846 acres. An overage provision shall apply to the Section 106 Agreement and an increase in site density – details upon application.

Leicestershire County Council will request bids by way of an informal tender. All tenders must be received at Leicestershire County Council's offices in an envelope provided by them marked on the outside 'Tender for land off Ashby Road, Snibston, Coalville, LE67 3LN' by 12 noon on Friday 28<sup>th</sup> May 2021.

### APB

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**Conditions under which these details are issued**  
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.



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