



## **RESIDENTIAL DEVELOPMENT OPPORTUNITY**

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**Resolution to grant  
planning permission.**

**Potential for 120  
dwellings.**

**Site area 5.66 hectares  
(13.98 acres).**

**Informal tender date  
Friday 16 September 2016.**

**FORMER KING EDWARD VII SCHOOL BURTON ROAD**  
Melton Mowbray

**Carter Jonas**

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# Former King Edward VII School Burton Road, Melton Mowbray LE13 1DN.

## THE OPPORTUNITY

The site is a former school which was vacated in 2011, there are a number of existing buildings remaining on the site the majority of which can be demolished and one area of the site is retained by the King Edward VII Nursery School on a leasehold interest.

The site is being offered for sale freehold by informal tender. Offers for the freehold interest are invited by 12 noon on Friday 16th September 2016.

## LOCATION

Melton Mowbray is a popular market town in the centre of Leicestershire.

The site is situated in a desirable residential location accessed from Burton Road (A606) one of the main arterial roads leading into the town from the south and approximately 1.5km away from the mainline British Rail station and town centre.

## PLANNING

Melton Borough Council have entered into a resolution to grant outline planning permission for residential purposes, planning application No. 13/00877/OUT.

The planning consent has sought to confirm detailed access to the site and left all other items to be covered by a reserved matters application.

A key point in securing planning permission was relocation of the existing playing fields from the site to an adjoining one. This has been agreed and the physical works are underway and due to be completed in autumn 2016.

The planning application has evolved with detailed consultation with the Local Planning Authority and other statutory bodies and you will note when considering the documentation that the initial scheme had been for a residential development of up to 100 units with an extra care home facility of up to 60 beds, this was altered during the planning process to the resultant application for up to 120 dwellings.

The majority of the existing buildings are proposed to be demolished however, 3 of the buildings comprising the reception building, Braeside and The Gables, whilst not listed, are viewed by the Local Planning Authority as buildings of local historical interest and therefore would support retention and conversion into 9 vertical units.

The terms of the section 106 agreement have been agreed and it is anticipated that the signed copy and decision notice will be issued prior to the informal tender date.

## THE SITE

The application site extends in total to approximately 5.66 hectares (13.98 acres) and there are a wide variety of existing buildings on the site. A topographical survey has been carried out and will be available in the drop box.

There are a substantial number of trees benefitting the site and there is a blanket tree preservation order.

An arboricultural survey has been carried out which has shown that the vast majority of the trees can be retained, however there are a limited number that will need to be removed to provide access to the site and the principle of this has been agreed with both the highways and the arboricultural officer and the local planning authority.

## TENURE

The site is owned freehold, however the King Edward VII Nursery School have a long leasehold interest in their area of the site. Copies of the leasehold interest will be available in the drop box.

## PRICE

Offers in excess of £2,500,000 (two million five hundred thousand pounds) are invited for the freehold interest subject to contract.

## OVERAGE PROVISIONS

There are a number of different types of overage that are being sought.

1. If planning permission is secured to demolish the 3 buildings considered of local historical interest an additional land value will be expected.

2. If the existing nursery school closes and is incorporated within the residential development site an additional land element will be required.

3. A sales overage to be agreed subject to a minimum gross development value and a proportion of the proceeds above to be agreed.

## VAT

The property has been elected for VAT and will therefore be charged on the sale price.

## INFORMATION PACK

A drop box for additional information has been created and access details are available from the agents.

The information includes:-

- Answers to pre contract enquiries
- Archaeological Desk Based Assessment (ULAS)
- Archaeological Trial Trenching Report (ULAS)
- Bat Survey (WYG)
- Bat Survey Update (WYG)
- Bidding Document (Carter Jonas)
- Design and Access Statement (Capita)
- Design and Access Statement Addendum (Capita 2)
- Desktop Study (WYG)
- Ecological Appraisal (FPCR)
- Flood Risk Assessment (SMP)
- Hazardous Materials Report (WYG)
- Lease for Nursery
- Official Copy (Register)
- Planning Permission Decision Notice
- Planning Statement (Define)
- Planning Statement Addendum (Define)
- Preliminary Infrastructure Appraisal (WYG)
- Specification for Enabling Works (LCC)
- Topographical Survey (RGI Surveys)
- TPO
- Transport Assessment (BWB)
- Travel Plan (BWB)
- Tree Survey (LCC)
- Section 106

## METHOD OF SALE

Informal bids are to be submitted by 12 noon on Friday 16 September a copy of the bidding document is included in the Information Pack.

## TIMINGS

Informal tender 12 noon Friday 16 September.

Potentially interview a number of the developers at Leicestershire County Council's offices between 10am and 2pm on Friday 23 September.

Instruct solicitors Friday 30 September

Meeting between principles and their solicitors at Leicestershire County Council's offices 11am Friday 14 October

Exchange contracts Friday 11 November

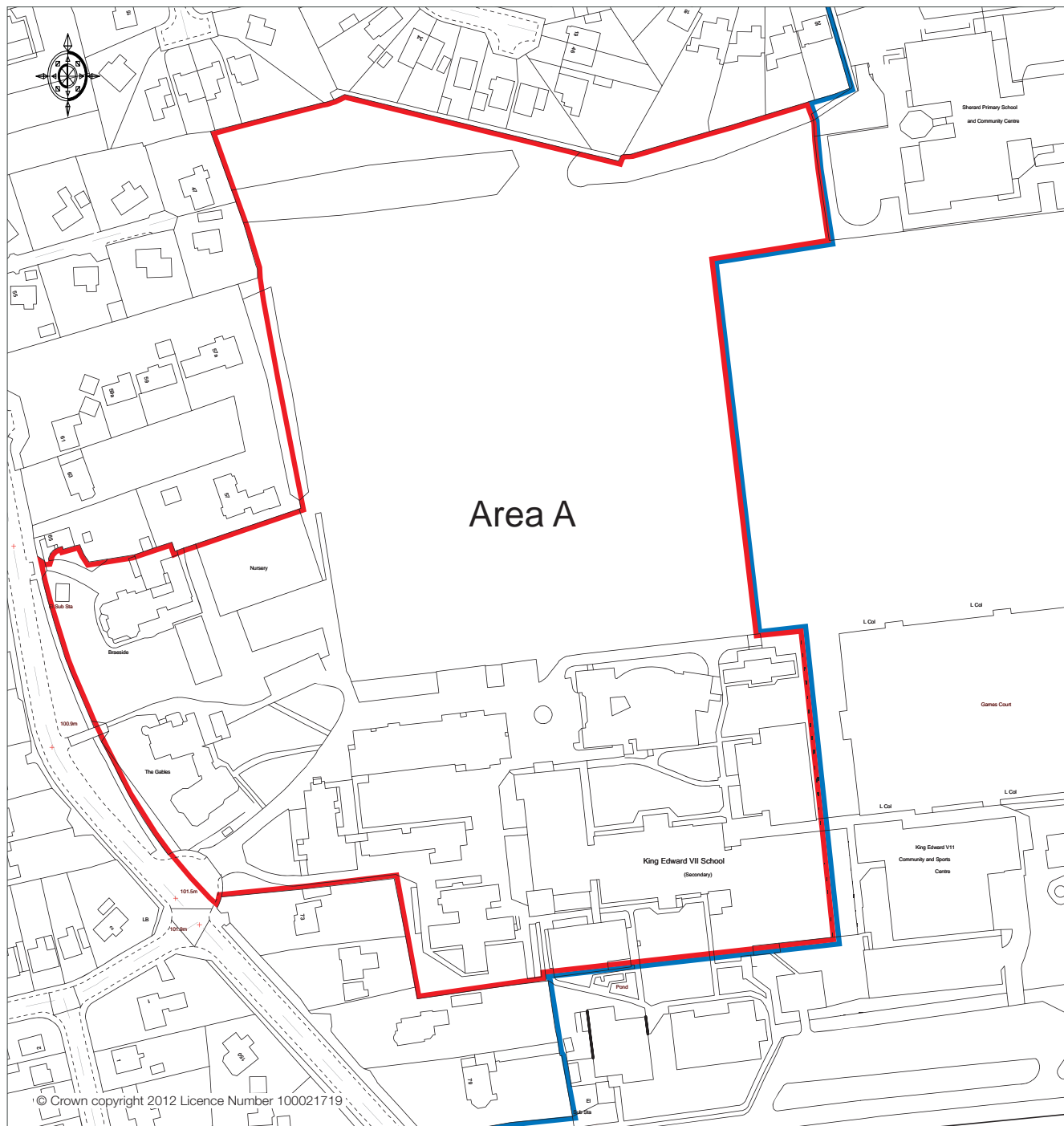
Completion Friday 9 December.

## VIEWING

The site is substantially boarded up and viewing arrangements should be made through the agents.

## FURTHER INFORMATION

Should you require any further information please contact either Nick Muncey on 01223 326817 or alternatively you can email [nick.muncey@carterjonas.co.uk](mailto:nick.muncey@carterjonas.co.uk) or Richard Combes on 01223 346648 or alternatively you can email [richard.combes@carterjonas.co.uk](mailto:richard.combes@carterjonas.co.uk)





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 Note: All plans not to scale