



## **RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**Site area approximately  
1.02 hectares (2.52 acres)**

**Resolution to grant  
outline planning  
permission for up to 30  
residential dwellings**

**Popular village with a  
thriving local community  
and an excellent range of  
services and facilities**

**Land located within  
Hinckley and Bosworth  
Borough Council**

**FORMER HIGHWAY LAND**

Leicester Road, Groby LE6 0DJ

**Carter Jonas**

---

## Residential Development Opportunity

### THE OPPORTUNITY

The site is an undeveloped parcel of land with outline planning permission for up to 30 residential dwellings.

The site is being offered by informal tender. Offers for the freehold interest are invited by 12 noon Tuesday 29 August 2017.

### LOCATION

Groby is a popular village to the north west of the Leicester with a population of approximately 6,796 inhabitants at the 2011 census, and a thriving local community.

The village enjoys a number of services and facilities comprising three primary schools, high school, a college, community centre, local retail facilities, and an employment area along Fir Tree Lane.

Leicester city centre is only some 3.7 miles (6 kilometres) to the east of Groby, and nearby settlements include, inter alia, Ratby, Glenfield, and Anstey which provide sources of employment, retail and leisure facilities.

### PLANNING

The site lies within the jurisdiction of Hinckley and Bosworth Borough Council.

The site is offered for sale with the benefit of a resolution to grant outline planning consent under planning reference 15/00767/OUT for up to 30 residential dwellings.

All matters are reserved within the outline planning permission other than that of access.

### THE SITE

The site extends to some 1.02 hectares (2.52 acres), is currently grassed, irregular in shape and constitutes former highway land. The topography of the site undulates and the site contains a number of trees. The existing trees on site are not subject to a tree preservation order.

The site is accessed off Leicester Road which is the main access road into the village of Groby. There is a footpath thorough the site, albeit it is not a public right of way.

The site is bounded by residential housing to the west, south and east. To the north lies the A50 beyond which the land is rural and used for mixed farming.

The Environmental Agency confirms that the site lies within flood zone 1 and therefore the risk of flooding is less than 1 in a 1000 year event.

### TENURE

The freehold interest is being sold with vacant possession.

### PRICE

Offers in excess of £900,000 (nine hundred thousand pounds) are invited for the freehold interest subject to contract.

The purchaser will be required to pay a 10% non-returnable deposit upon exchange of contracts.

### VAT

The site has not been elected for VAT and therefore will not be charged on the sale price.

### INFORMATION PACK

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

The information includes:-

- Site location plan
- Land Registry information
- Bid submission proforma
- Design and access statement
- Ecology report
- Flood risk assessment
- Drainage flood risk assessment
- Noise report
- Phase 1 ground investigation report
- Phase 2 ground investigation preliminary intrusive report

### METHOD OF SALE

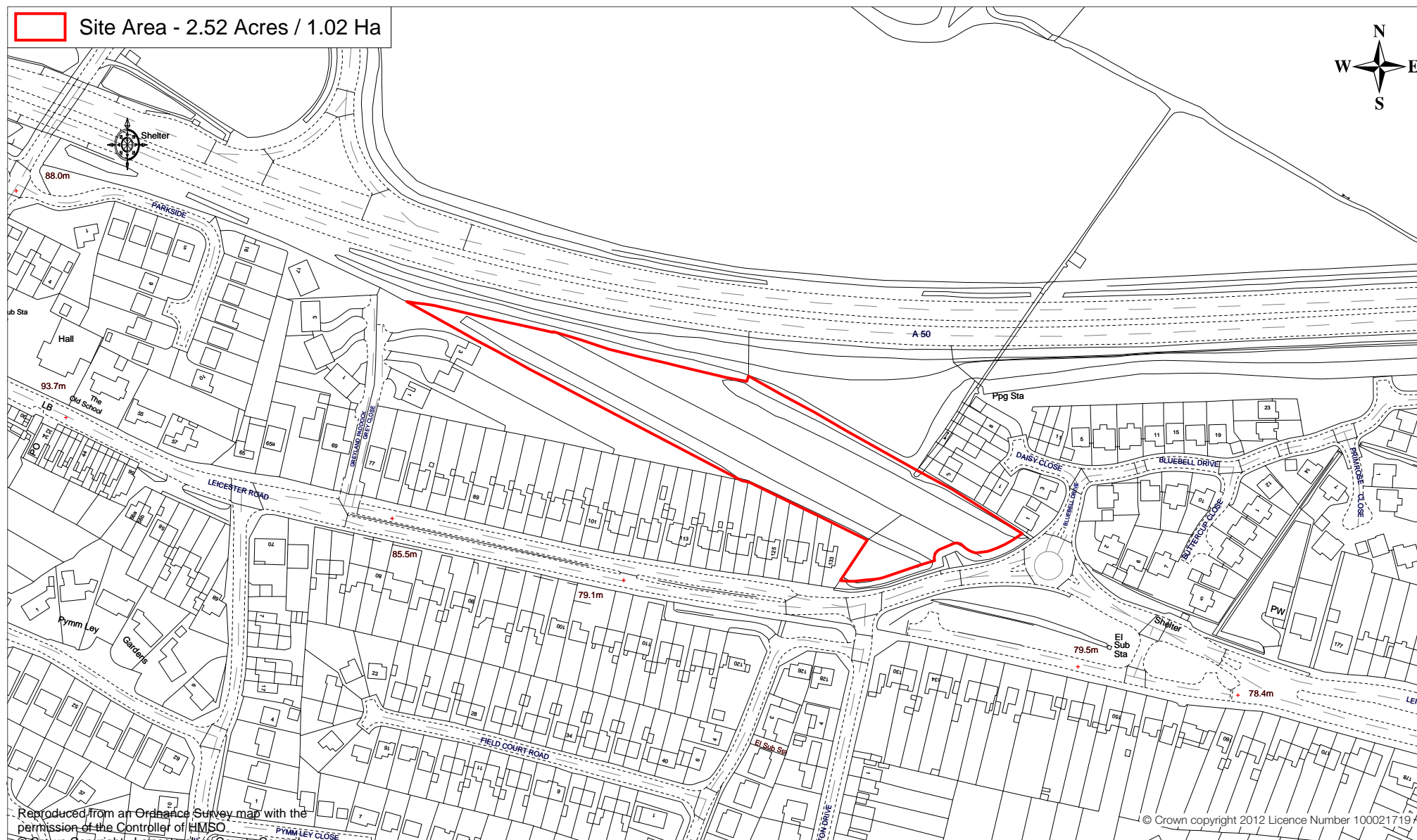
Informal bids are to be submitted by 12 noon Tuesday 29 August. A copy of the bidding documents is included within the information pack. All bids to be submitted to Leicestershire County Council in an envelope provided by them.

- |   |                   |
|---|-------------------|
| • Informal tender:                        | 29 August 2017    |
| • Interviews:                             | 4 September 2017  |
| • Instruct solicitors:                    | 11 September 2017 |
| • Meeting with solicitors and principles: | 25 September 2017 |
| • Exchange contracts:                     | 9 October 2017    |
| • Completion                              | 6 November 2017   |

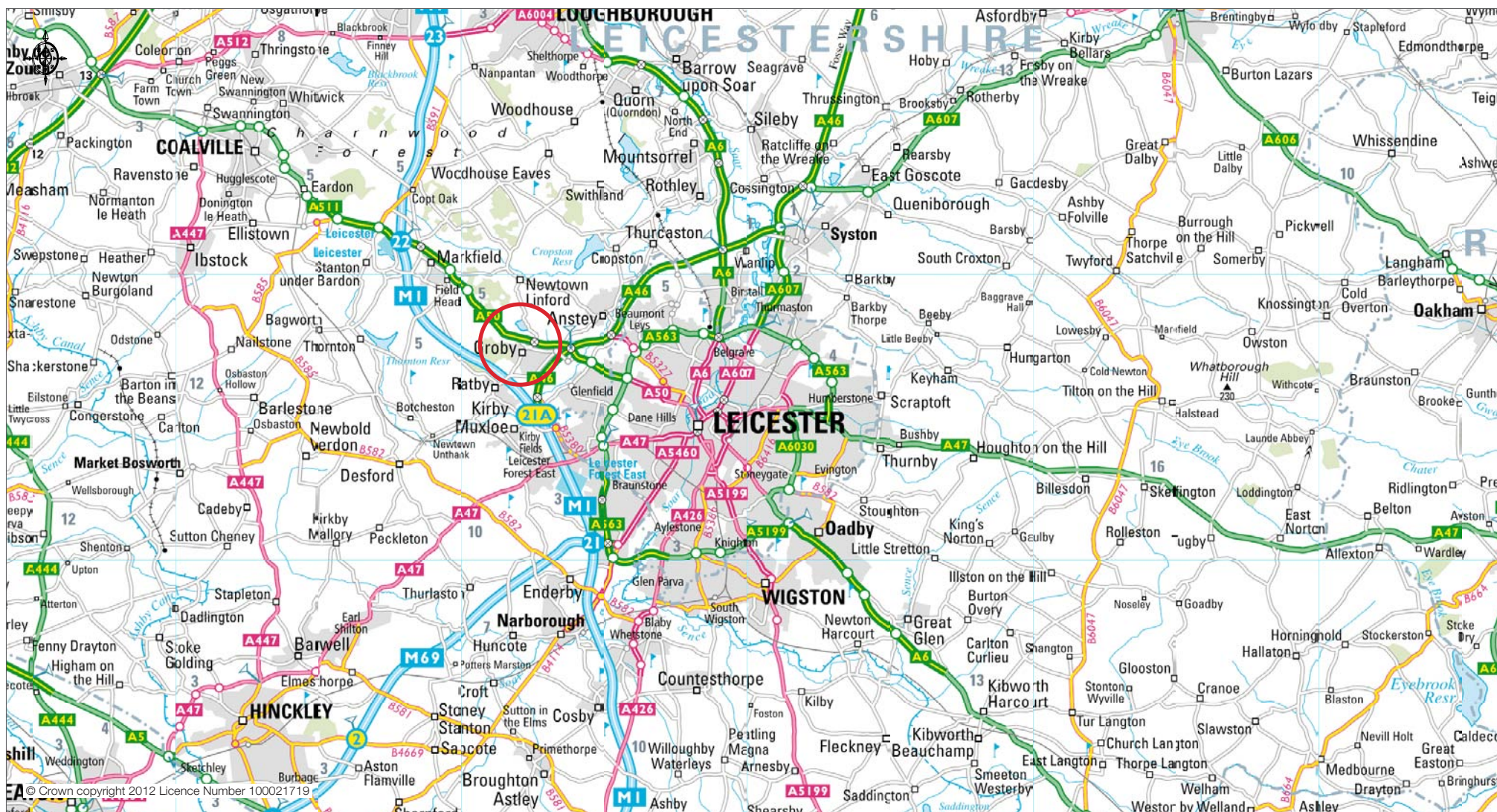


The site is not boarded up and viewing arrangement do not have to be made through the agents. A copy of the marketing particulars should be taken when viewing the site.

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







**Cambridge 01223 368771**

cambridge@carterjonas.co.uk

6-8 Hills Road, Cambridge CB2 1NH

**carterjonas.co.uk**

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.  
Note: All plans not to scale