



SWINFEN VALE

**Opportunity for Pub/
Restaurant, Retail and
Children's Day Nursery
or Medical Centre**



South East Coalville

Beveridge Lane

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A PROJECT BY
Harworth

A PART OF
SOUTH EAST
COALVILLE

**Serviced development parcels available on
a design and build, leasehold or freehold basis.**

Part of a wider Sustainable Urban Extension comprising over 2000 homes in close proximity to Coalville town centre.



SOUTH EAST
COALVILLE





1.5 ACRES (0.6 HECTARES)

PLANNING PERMISSION FOR:

- 499SQM FOR PUB/RESTAURANT,
- 268SQM OF RETAIL
- 400SQM FOR A CHILDREN'S NURSERY OR MEDICAL CENTRE

SWINFEN VALE

A PART OF
SOUTH EAST
COALVILLE

Swinfen Vale Local Quarter



Location

Swinfen Vale is close to Coalville town centre. It is located to the north of Beveridge Lane and to the south of Grange Road, Hugglescote, offering excellent links to the motorway network and well located for residents and businesses alike. The locational postcode for the proposed Local Quarter is LE67 1FB.

Swinfen Vale is located approximately:

10 miles south west of **Loughborough**

12 miles north west of **Leicester**

26 miles south of **Derby**

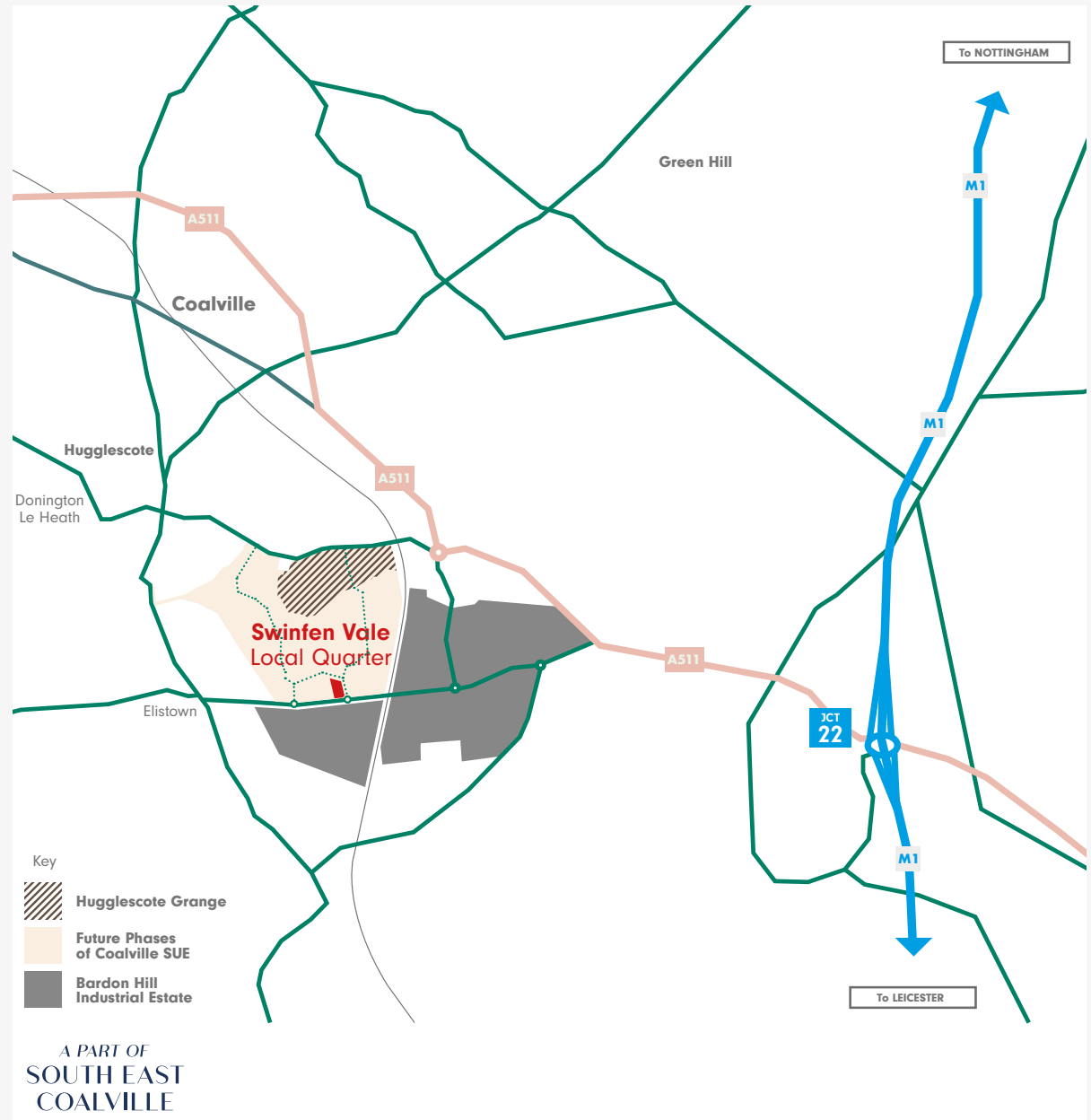
35 miles north east of **Birmingham**

3 miles east (via A511) **Jct 22 M1**

Within a 2-hour drive of 20 million residents and 60% of the UK's businesses



The public transport facilities serving the area include bus routes along Bardon Road (A511) into Coalville and to the wider area. The nearest railway station is Leicester, approximately 12 miles from the subject site with journey times to London St Pancras of around 1 hour. Birmingham Airport and East Midlands Airport are both located within a 30 minutes drivetime from the site.



In South East Coaville, Harworth are delivering over 2,000 homes, together with other complimentary uses including a primary school, Local Quarter and extensive public open space with integrated footpaths and cycleways.



Acting as Master Developer, outline planning permission was obtained by Harworth in 2016 for the delivery of 2,016 homes on this strategic 440 acre Leicestershire site in South-East Coalville.

An Aldi store is currently under construction on the initial phase of the Swinfen Vale Local Quarter. Aldi secured a reserved matters planning permission (Ref: 22/01499/REMM), for this 17,280sqft (1606sqm) store in December 2022. The store is forecasted to open in late Spring 2024.



Mather Jamie, acting for Harworth Group, are inviting interest from both potential occupiers and commercial developers, in the new Local Quarter at Swinfen Vale.

Interest is invited for the balance of the Swinfen Vale Local Quarter extending to 1.5 acres and providing 499sqm opportunity for a pub/restaurant, 268sqm of retail (including shops, café and take-away) and 400sqm for a children's nursery or medical centre.

Interested parties are encouraged to make contact with Mather Jamie to see how their requirements can be accommodated on the site. Serviced development parcels are offered to the market on a freehold basis. Harworth Group can also offer design & build opportunities on a leasehold (pre-let) or freehold (pre-sale) basis.

- **Retail**
- **Drive Thru**
- **Food & Beverage**
- **Children's Day Nursery**
- **Health Centre**



SWINFEN
VALE

**Local
Quarter**

About South East Coalville

Since May 2020, Harworth Group have sold development parcels to Redrow Homes, Cadeby Homes, Bellway Homes, Morris Homes and Ashberry Homes. Collectively they are forecasted to deliver c.800 new homes.

Harworth Group are constructing enabling infrastructure to deliver serviced development parcels to the market. This includes the construction of the Eastern Avenue spine road linking Grange Road to Beveridge Lane. The Local Quarter is prominently located at the entrance to the Swinfen Vale area, which fronts Beveridge Lane.

As part of its commitment to create a sustainable new community at South-East Coalville, Harworth Group are constructing a two-form entry, forest setting, primary school set to complete autumn 2024. The school is located immediately to the northeast of the Local Quarter.



Harworth Forest School Concept - Main Entrance

Swinfen Vale Local Quarter

About Bardon Hill Industrial Estate

Swinfen Vale is located close to the Bardon Hill Industrial Estate, which is a prime industrial estate with a significant employment base.

The industrial estate dates back to the late 1980's and has established itself as a major employment centre within the Midlands and includes logistics, manufacturing, offices and minerals.

The Local Quarter presents an excellent opportunity to service an established customer base located within Bardon Hill Industrial Estate, together with the significant passing trade along Beveridge Lane. There is a shortage of retail and beverage offerings in the Bardon Hill and South East Coalville area, which presents a unique opportunity to fill an identified gap in the local market along with providing services to the emerging residential community.



Entrance Gateway Visual

A PROJECT BY
Harworth

Planning Summary

Outline planning permission 13/00956/OUTM was granted by North West Leicestershire District Council on 26/09/2016 for up to 2,700 new homes, 2 hectares for a new Local Quarter, a public house, children's nursery, medical centre, primary school, public open space and associated infrastructure. Harworth owns 75% of the consented site, comprising 2,016 new homes.

The approved outline planning permission includes a 2 hectare Local Quarter site, including up to 2,000 sqm for A1, A2, A3 & A5 uses (now Use Classes F.2, E and Sui generis, in accordance with changes to the Use Classes Order, effectiveness from 1st September 2020); 499sqm for a public house/restaurant, up to 400sqm for children's nursery and up to 500sqm for medical centre. In total the Local Quarter provides for c.3,000sqm of development.

Aldi Stores secured reserved matters planning permission (Ref: 22/01499/REMM) for the construction of a 1,606sqm food store at the Swinfen Vale Local Quarter, fronting Beveridge Lane. Aldi Stores' retail provision forms part of the approved 2,000sqm of retail space, leaving 300sqm of available retail space.



Aldi at Swinfen Vale Visual



Further planning information can be found in the data room hosted by **Mather Jamie**



Enabling Infrastructure & Preparatory Earthworks

Harworth has provided the primary infrastructure, including the Eastern Avenue, and preparatory earthworks, delivering serviced development parcels to occupiers to enable an immediate start onsite.

The internal Local Quarter estate road will be constructed by Aldi Stores as part of the construction of its food store.

Detailed plans of the main estate road, referred to as the Eastern Avenue, and the services proposed to be laid within it, are available in the Data room.



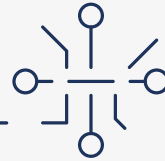
Long-Term Management

Harworth have formed and will initially administer the South East Coalville Management Company. This company will undertake management and maintenance of the site's open spaces, strategic landscaping and all non-adopted infrastructure.

It is proposed that the annual running cost of the 'Manco' will be funded by a rooftop service charge, payable by commercial occupiers and local residents.

The income from the service charge will be fully utilised by Harworth to manage the structural landscaping and communal areas of site to maximise the quality of the development's setting.

In addition to the annual contributions to the South East Coalville Management Company, the occupiers of the Swinfen Vale Local Quarter will be required to collectively fund the ongoing maintenance and repair of the internal Local Quarter estate road, together with any shared car parking areas. Please note the car parking proposed by Aldi Stores will be for their customer's use only.



Technical Information & Data Room

A full suite of planning information is available to view and download at the site's dedicated website data room. Access to the data room requires login and password details, which can be obtained from the agents via:

[Swinfen Vale Local Quarter - Data Room](#)



Viewing Arrangements & Local Planning Authority Contact

Viewing of the site is strictly by appointment only and parties are advised to contact the appointed Agents to arrange access. The Vendor does not accept any responsibility for the health and safety of individuals when onsite.

No approach is to be made directly to North West Leicestershire District Council or Leicestershire County Council in relation to the South East Coalville development.



Method of Sale

The Swinfen Vale Local Quarter opportunity is offered to the market by way of Private Treaty.

The serviced development parcels are to be sold freehold, with vacant possession on completion, or offered on a design & build, leasehold or freehold basis.

The development parcels will be sold subject to the rights, reservations, obligations and title issues as otherwise referred to within the registered title.

Interested parties are encouraged to make contact with Mather Jamie to see how their requirements can be accommodated on the site.

The Vendor has opted to tax the land, so the Purchaser will be required to pay VAT on the Purchase Price.

Full details can be found on the dedicated data room website.

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