

RESIDENTIAL DEVELOPMENT SITE
LAND OFF BEECH DRIVE, THORNTON, LEICESTERSHIRE. LE67 1AY

FOR SALE



**MATHER
JAMIE**

INTRODUCTION

Mather Jamie working alongside Silver Fox Development Consultancy, are instructed to market a consented residential development site situated in the desirable Leicestershire village of Thornton.

The site is located in the centre of the village and benefits from Full Planning Permission for the erection of 49 new dwellings.

The approved masterplan for the site provides for a range of house types situated off sweeping estate roads with public open space and a surface water attenuation facility in the western quadrant of the site.

The site is offered for sale as a whole by Informal Tender.

The deadline for submission of tenders is **12 noon on Thursday 24th July 2025**. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

Further information is available via the sole selling agents, Mather Jamie.



Agents



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LAND OFF BEECH DRIVE THORNTON LEICESTERSHIRE LE67 1AY

Full Planning Permission for 49 new build dwellings

Gross Site Area – 7.61 Acres (3.08 Ha)

Net Developable Area – Approximately 4.25 Acres (1.72 Ha)

LOCATION

Thornton is a small village located in rural Leicestershire benefitting from convenient travel connections into Leicester City. The site is situated in the centre of Thornton, a village approximately 16km north-west of Leicester and 16km south-east of Loughborough.

The village benefits from a range of local services and public amenities including a community centre, a public house, a convenience store and garden centre. To the east of the village is the peaceful and picturesque Thornton Reservoir that offers a network of trails and footpaths around the reservoir and through the neighbouring woodland area.

Thornton Primary School (Ofsted rating “Good” in 2023) is the closest Primary School and South Charnwood High School (Ofsted rating “Good” in 2024) is the closest Secondary School. The site also boasts excellent connectivity being in close proximity to Junction 22 of the M1, A511 and A50 providing access to Leicester City, Coalville and Loughborough.

THE SITE

The site offers an excellent opportunity to build a desirable scheme in a sustainable location in Leicestershire.

The site extends to 7.61 Acres (3.08 Ha) or thereabouts and is located off Beech Drive, being contained on its northern and eastern boundaries by existing residential properties and agricultural land on its western and southern boundaries.

The site was previously under Option to Cora who were joint-applicants (with the Vendor) on the initial planning application. Cora no longer hold a position on the site and Mather Jamie are instructed to seek a buyer from the wider marketplace. The Purchaser can expect to acquire the site free of any restriction in favour of Cora and without any liability to pay for copyright/assignment of reports. Novation/assignment of an agreed schedule of reports will be provided. Cora will retain copyright in respect of their house types so a plot substitution or suitable alternative will be required.

PLANNING PERMISSION

The site benefits from Full Planning Approval which was granted at Appeal for the “residential development of 49 dwellings with associated infrastructure, access and areas of open space”. Approval was granted by the Planning Inspectorate on 12th May 2022 under the reference APP/K2420/W/21/3285060. The planning application reference is 20/00511/FUL.

A full suite of documents which were submitted as part of the planning application, along with approved drawings, are available to download from the data room.

The pre-commencement planning conditions on the planning permission have been discharged by the local planning authority and the Borough Council's Enforcement Officer confirmed on 18th March 2025 that the planning permission has been lawfully implemented by the construction of a section of internal road (in accordance with the approved drawings) and as such this represents a material operation pursuant to Section 56 of the Town and Country Planning Act 1990 (as amended). Put shortly, the planning permission is extant and will ensure for the benefit of the land and any persons having an interest in the land in perpetuity.

The following conditions have been discharged:

- Condition 3: Levels
- Condition 4: Broadband
- Condition 6: Surface Water Management
- Condition 8: Landscaping
- Condition 12: Archaeology (partially discharged)
- Condition 13: Biodiversity and Woodland Management Plan
- Condition 17: Construction Environmental Management Plan and Method Statement
- Condition 19: Badger Survey
- Condition 20: Suspended Solids relating to Surface Water

Copies of the enforcement officer email and Discharge of Conditions Decision Notice(s) are available to download from the data room.

UNILATERAL UNDERTAKING

A Deed of Unilateral Planning Obligation Undertaking pursuant to S106 of the Town and Country Planning Act 1990 (as amended) was entered into on the 9th February 2022 and contains obligations to contribute to the following (not exhaustive list):

- Bus Pass - £35,280
- Civic Amenity - £3,204
- Biodiversity - £160,000
- Library - £1,420
- Off-site Open Space - £55,681
- Open Space Maintenance - £159,040
- Post-16 Education - £28,701
- Primary Education - £55,068
- Secondary Education - £134,338
- Travel Pack - £2,590
- NHS West Leicestershire - £27,065

If the Purchaser includes the open space into a Management Company the Open Space Maintenance Contribution to the Parish Council is not applicable.

A copy of the Unilateral Undertaking is available to view via the data room. The Unilateral Undertaking contributions will be the responsibility of the Purchaser and due consideration should be given within any offer submitted. The Vendor will retain protections within the sales contract to recover value in the event of the Purchaser successfully reducing the Unilateral Undertaking burden.

NON-MATERIAL AMENDMENT

A non-material amendment application in respect of the “Amendments to finished floor levels” was approved by the Council on 30th August 2024 under the reference 24/00481/NMA. A copy of the Decision Notice is available to download from the data room.

AFFORDABLE HOUSING

The Unilateral Undertaking requires 40% of dwellings to be delivered as Affordable Housing. The Tenure split envisaged within the Unilateral Undertaking is for 15 Affordable Rented Rented dwellings and 5 Shared Ownership dwellings.

Bidders are encouraged to indicate their tolerance to Overage that would return further value to the Vendor in the event of a future reduction in the quantum or change in tenure of the Affordable Housing.

HOUSING MIX

The approved site layout provides for a mix of 1, 2, 3 & 4-bedroomed dwellings providing a total of 51,485 sqft of residential accommodation.

AUTHORITIES

Water: www.stwater.co.uk
Gas: www.cadentgas.com
Electricity: www.nationalgrid.co.uk
Local Authority: www.hinckley-bosworth.gov.uk
Highways: www.leicestershire.gov.uk

GROUND INVESTIGATION

A Geo-environmental Assessment prepared by PJS Consulting Engineers is available from the data room. Reliance against this report will be provided to the Purchaser of the site.

PROFESSIONAL REPORTS

Cora and the Vendor jointly commissioned a number of reports in support of the initial planning application. A copy of all reports are available to view within the data room, however in summary these include (but are not limited to):

- Topo survey in CAD format
- Ground information
- Full copy of planning application including supporting documents, S.106 and Decision Notice
- Reliance Letters
- WSI report

VENDOR'S RESERVATIONS

Interested parties' attention is drawn to the following:

- The Vendor will retain ransom strips around the perimeter of the site where appropriate to protect their interest in the event that further adjoining development is forthcoming through the site.
- The Vendor will retain rights to connect into services on the development site for the benefit of the Vendor's adjoining, retained land and potentially third-party land albeit there will be no requirement for the Buyer to oversize such services.

DATA ROOM

A website dedicated to the sale can be found by clicking the Link below:

[Thornton Data Room](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration.

Please click 'No Account? Register here' and create an account to gain access.

The agent will endeavor to ensure that letters of reliance for the various reports are provided to the Purchaser of the site where necessary.

PUBLIC RIGHT OF WAY

An existing public footpath runs along the north-eastern boundary of the site and the approved layout provides for a footpath diversion through the scheme. Condition 18 which relates to the public right of way must be discharged prior to first occupation.

LAND REGISTRY

The site is registered freehold title absolute under Land Registry title LT24524. A copy of the title plan and register is available within the data room.

TENURE

The site is offered for sale freehold with vacant possession to be made available upon completion.

VALUE ADDED TAX

The site is not currently opted to tax however the Vendor reserves the right to elect to charge VAT at any time in which case VAT would be payable on the purchase price.

BOUNDARIES

The Agent will make reasonable endeavours to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

SITE ACCESS

The site benefits from access directly onto Beech Drive which was approved as part of the Full Planning Permission.

Approved Site Plan



View looking north-west



VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is offered for sale as a whole by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above.

Interested parties are invited to submit offers in respect of the site either on a conditional and/or unconditional basis however the Vendor's preference is to sell on an unconditional basis.

Offers are invited from interested parties by **12 noon on Thursday 24th July 2025**

MATHER JAMIE

Chartered Surveyors

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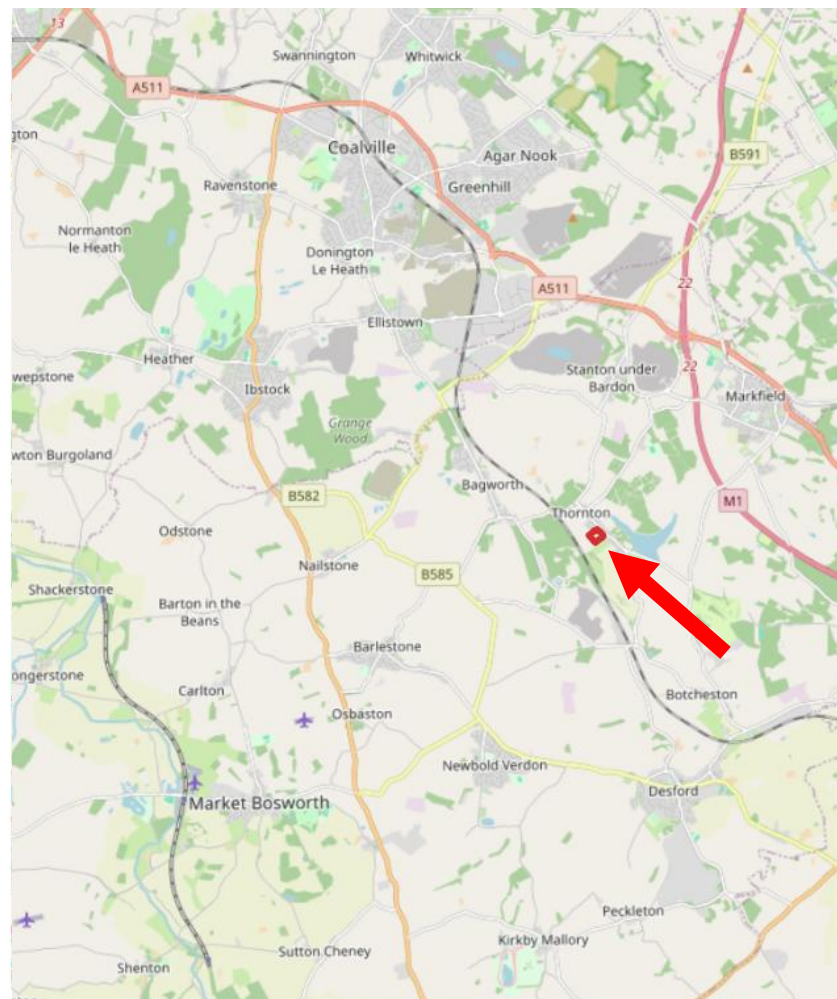
IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued June 2025.

Location Plan



Produced on Sep 9, 2024.
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2 km
Scale 1:74829 (at A4)

