

DEVELOPMENT RIGHTS LAND NORTH OF SHEPSHED, LEICESTERSHIRE

MATHER
JAMIE

SITE LOCATION

Shepshed is a market town located within Charnwood Borough, Leicestershire.

Shepshed benefits from a range of amenities including an Asda and Co-Op supermarkets, a Tesco Express and Co-Op Food. The town also benefits from a library, schools, combining both primary and secondary education.

Loughborough is located approximately 4 miles to the east of Shepshed. Loughborough benefits from a range of larger facilities including a mainline railway station with connectivity to London. Loughborough has a full range of independent schools, including The Grammar and High and Our Lady's Convent.

Shepshed is located on junction 23 of the M1, which provides convenient access to the regional road network including the A6, A42, A453 and A511.

THE OPPORTUNITY — DEVELOPMENT RIGHTS

Mather Jamie are appointed by the Trustee in Bankruptcy of Charles Micklewright, who now has full control of Asiatic Luck Corporation (ALC).

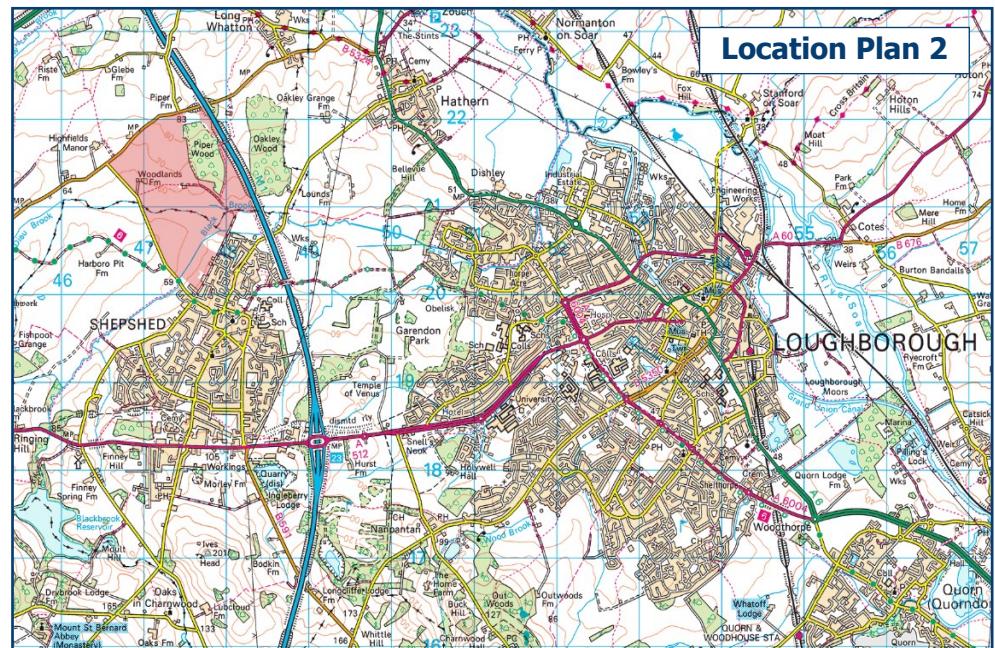
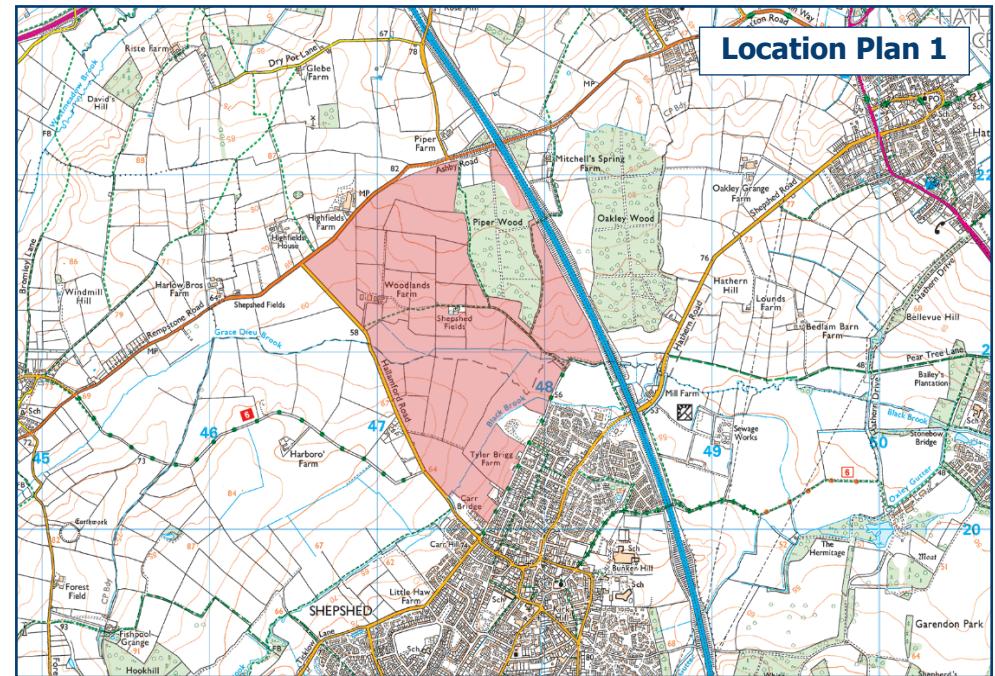
Asiatic Luck Corporation (ALC) benefits from the ownership of certain Development Rights relating to Parcel A and Parcel B, which are located to the north of Shepshed, Leicestershire.

Mather Jamie are inviting proposals to either purchase the Development Rights held by Asiatic Luck Corporation (ALC) or acquire the ALC company (incorporated in the British Virgin Islands (BVI)) that owns the Development Rights.

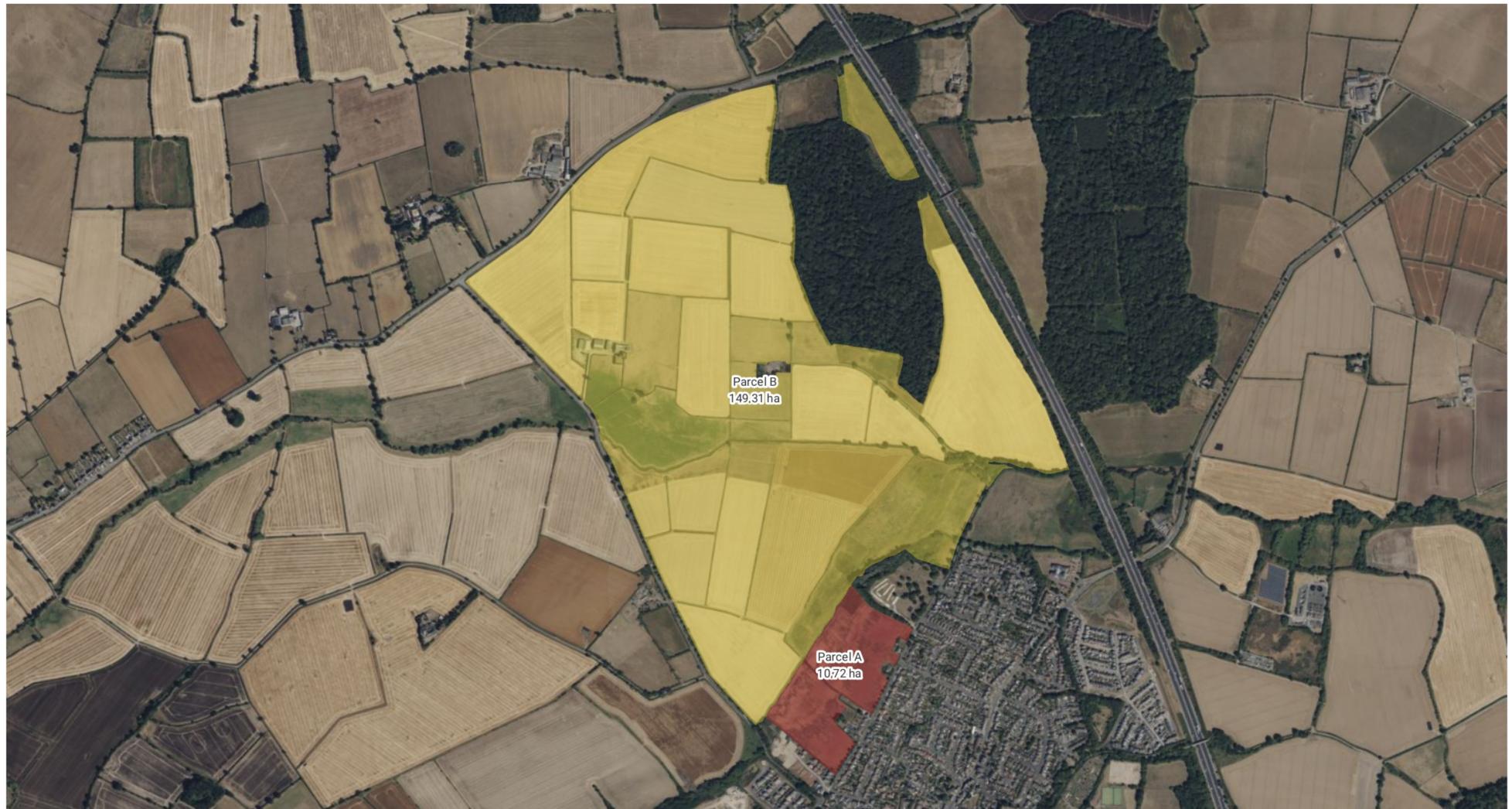
Parcel A extends to 26.49-acres / 10.72-hectares or thereabouts. ALC's ownership comprises of a 35% ownership of the Development Rights. The remaining development rights are owned by Western Heritable (40%) and Edwin de Lisle (25%).

Parcel B extends to 368.96-acres / 149.31-hectares or thereabouts. ALC's ownership comprises of a 76.67% ownership of the Development Rights, with the balance owned by Edwin de Lisle.

The freehold is owned by two Trust companies, Grace Dieu Corporate Trustee One Limited and Grace Dieu Corporate Trustee Two Limited.



Development Rights Parcel Plan



PLANNING POLICY CONTEXT

The land is located within the jurisdiction of Charnwood Borough Council and North West Leicestershire District Council.

The land is subject to the plans and policies of the adopted Charnwood Local Plan 2021-37 (adopted 2026), Minerals and Waste Local Plan (adopted 2019) and the North West Leicestershire (NWL) Local Plan (as amended by the Partial Review) (adopted 2021). Consultation on the publication version of the NWL new Local Plan is due in May 2026 followed by submission and examination by December 2026. Adoption is expected in the Summer of 2027.

Parcel A was subject to previous site representations to Charnwood Borough Council's Strategic Housing and Employment Availability Assessment (SHELAA) under Site Reference PSH174, promoting 133 residential plots. Parcel B was promoted under Site Reference PSH293 for 250 residential plots.

Policy DS2(HA33) Land at Oakley Road, Shepshed

We will support development proposals at site HA33 that:

- are accompanied by a biodiversity strategy, that is produced jointly by the promoters of all four sites in close proximity to the Black Brook, that sets out how biodiversity net gain can be achieved in accordance with Policy EV6, including how water flow will be managed to enhance biodiversity and reduce flood risk;
- contribute to the reasonable costs of the provision of a new 3 form entry primary school located at site HA32; and
- make use of opportunities for co-ordinating the provision of transport infrastructure with site HA35.

Parcel A is subject to a Housing Allocation in the Adopted Local Plan: **Housing Allocation HA33: Land at Oakley Road, Shepshed, Leicestershire, for 204-units.**

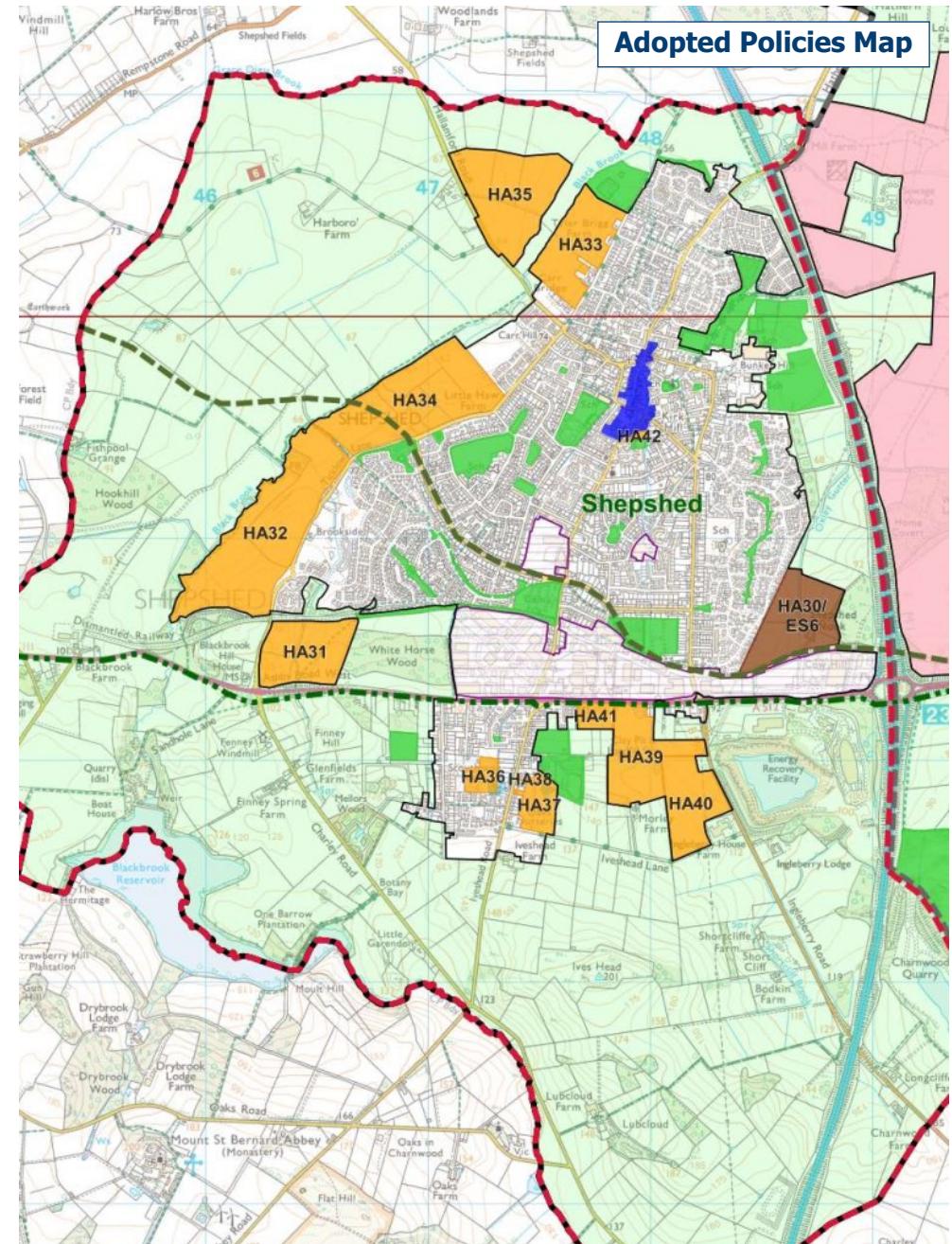
Policy DS2(HA35) Land North of Hallamford Road and West of Shepshed

We will support development proposals at site HA35 that:

- are accompanied by a biodiversity strategy, that is produced jointly by the promoters of all four sites in close proximity to the Black Brook, that sets out how biodiversity net gain can be achieved in accordance with Policy EV6, including how water flow will be managed to enhance biodiversity and reduce flood risk;
- contribute to the reasonable costs of the provision of a new 3 form entry primary school located at Site HA32; and
- make use of opportunities for co-ordinating the provision of transport infrastructure with site HA33.

Parcel B is subject to a Housing Allocation in the Adopted Local Plan: **Housing Allocation HA35: Land north of Hallamford Road, Shepshed, for 250-units.**

Please visit Charnwood BC Examination website for an up to date position on proposed housing allocations HA33 and HA35.



PLANNING APPLICATION HISTORY

Parcel A was subject to an outline planning application for a residential development for up to 133 dwellings, which was approved in December 2014.

- Application Reference: P/11/2724/2
- Application Registered: 09-12-2011
- Proposal: Residential development for up to 133 dwellings. (Outline Application)
- Applicant: Asiatic Luck Corporation & Western Heritable (Star) Ltd
- Status: Approved 10 December 2014

A reserved matters planning application was subsequently submitted but withdrawn.

Parcel B is subject to an old pending outline planning application (ref: P/14/2080/2) for the erection of up to 250 dwellings with associated infrastructure.

- Application Reference: P/14/2080/2
- Application Registered: 23-10-2014
- Proposal: Site for the erection of up to 250 dwellings with associated infrastructure. (Duplicate application of P/13/2054/2)
- Applicant: Asiatic Luck Corporation
- Status: Pending determination

HOUSING DELIVERY & HOUSING LAND SUPPLY

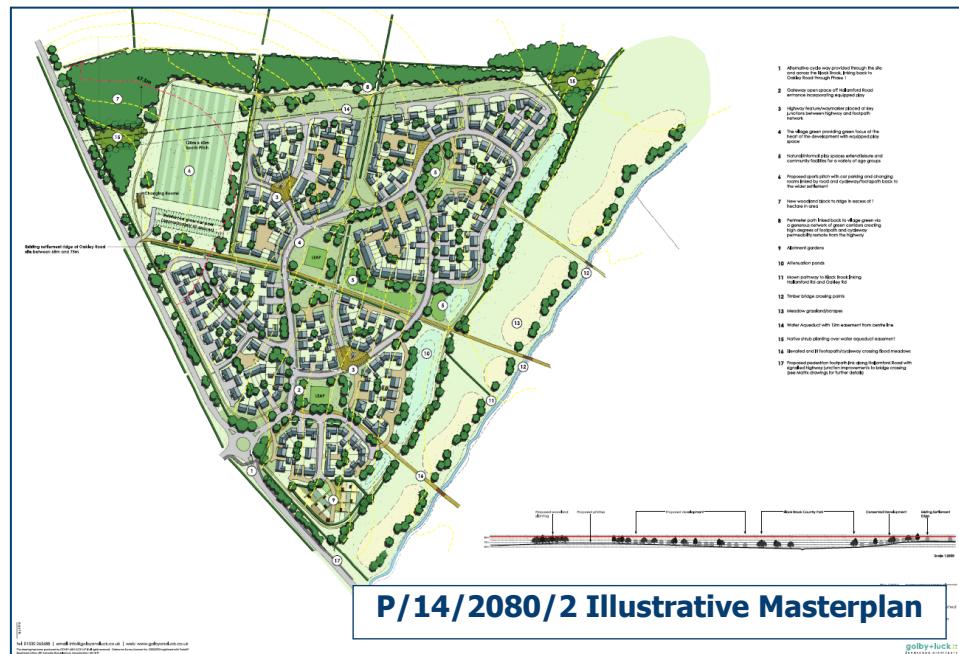
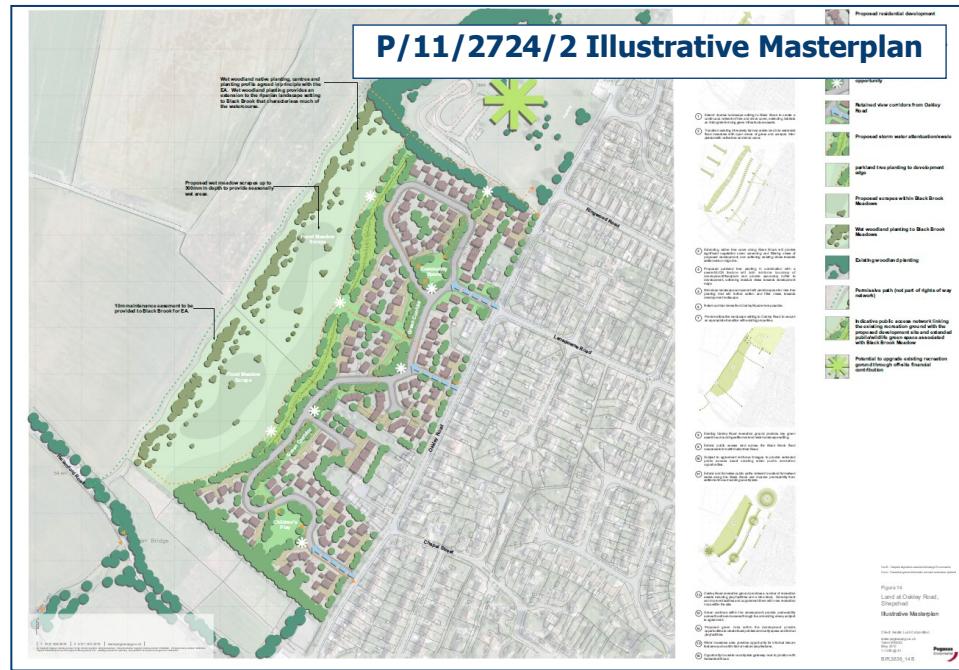
The Ministry of Housing, Communities and Local Government released the most recent Housing Delivery Test results for the year 2023, which follows its introduction as part of the revised NPPF in July 2018. Charnwood Borough Council achieved a 86% Housing Delivery Test result.

On reviewing Charnwood Borough Council's Housing Land Supply Statement of April 2024, the Local Authority are claiming 5.01 years of housing supply. This is based on a Borough Housing Need of 1,189 dwellings per annum.

North West Leicestershire's housing land supply need as at 1st April 2025 is reported to be 15.6 years supply against a housing requirement of 610 dwellings per annum.

PROPOSED STANDARD METHODOLOGY

Following Government's recent 'Proposed reforms to the National Planning Policy Framework and other changes to the planning system', Charnwood Borough Council's housing requirement reduced from their previous method of 1,115 dwellings per annum to 978 dwellings per annum.



RELEVANT SHEPSHED PLANNING APPLICATIONS

Land West of Tickow Lane Shepshed Leicestershire

- Application Reference: P/23/1065/2
- Application Registered: 06-07-2023
- Proposal: Site for the erection of up to 400 dwellings and associated infrastructure (Outline Application with all matters reserved other than access).
- Applicant: Roythornes Trustees Limited and Trustees of the Grace Dieu Estate
- Status: Pending determination

Land west of Tickow Lane Shepshed

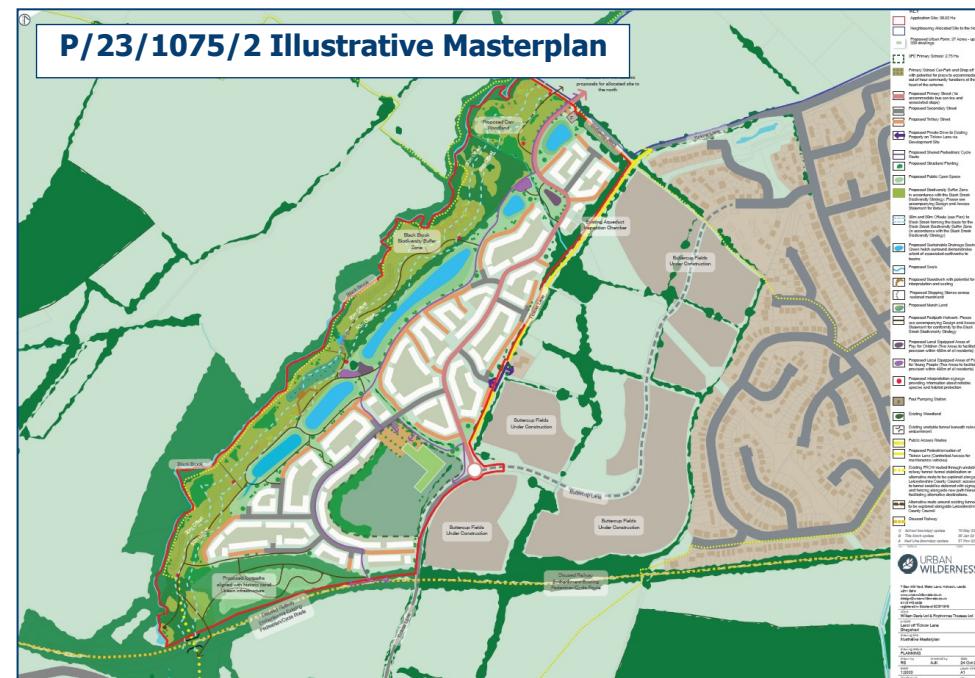
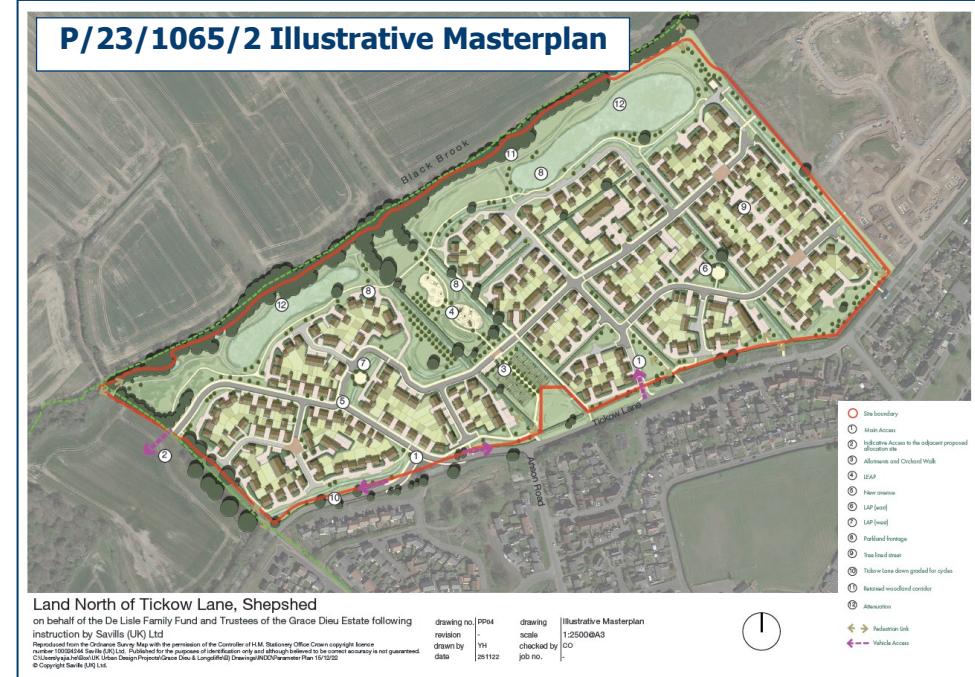
- Application Reference: P/23/1075/2
- Application Registered: 06-07-2023
- Proposal: Site for the erection of up to 350 dwellings with primary school and associated infrastructure to include alterations to Tickow Lane (Outline Application with all matters reserved except Principal Access).
- Applicant: William Davis Home & Roythornes Trustees Limited
- Status: Pending determination

Land at Oakley Road & Hallamford Road Oakley Road Shepshed Leicestershire LE12 9AU

- Application Reference: P/20/1952/2
- Application Registered: 12-04-2021
- Proposal: Full planning application for the development of 25 dwellings (Partial redesign of layout and house type approved under reserved matters application P/17/0246, with addition of 4 plots (37 total))
- Applicant: Fort Estates
- Status: Approved 07-06-2023

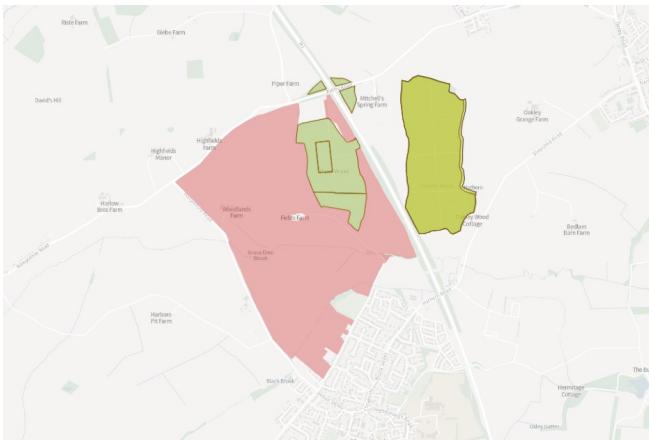
Land off Ashby Road West Shepshed

- Application Reference: P/20/2088/2
- Application Registered: 08-12-2020
- Proposal: Residential development for the erection of up to 210 dwellings with associated access, landscaping, open space and sustainable drainage. (Outline - Access only to be considered) (Ref. P/19/2436/2 refers)
- Applicant: Barwood Development Securities Ltd and Roythornes Trustees Ltd
- Status: Approved 07-01-2022



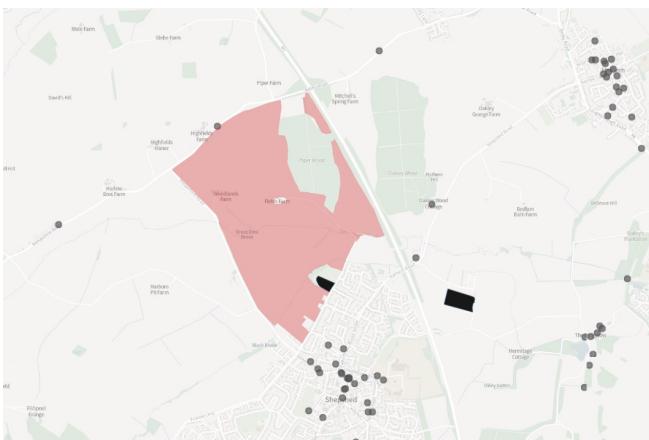
Statutory Designations

The land is not located within an area of sensitive landscape or nature designation. The nearest designation is the Piper Wood Ancient Woodland to the north. Oakley Wood SSSI is located on the north side of the M1, opposite Piper Wood.



Heritage and Conservation

There are no heritage assets on either Parcel A or Parcel B. Shepshed Town Centre is a designated Conservation Area and there are a number of listed buildings within the Town. A former landfill is located immediately to the north of Parcel A.

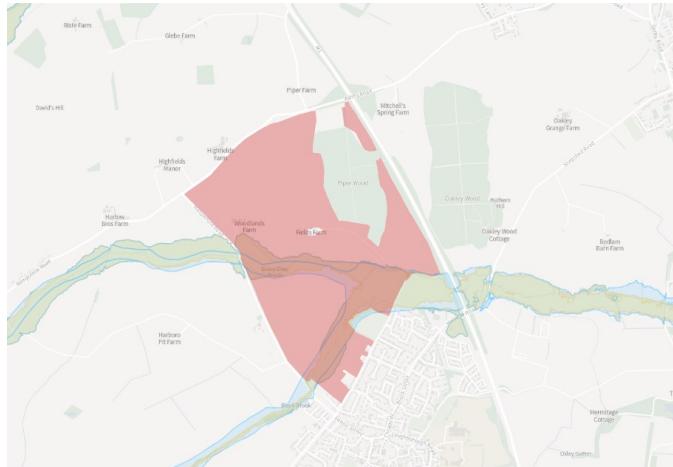


Land Classification

According to Natural England's land classification mapping, the Site is categorised as Grade 3 farmland.

Flood Risk

Both parcels are predominantly situated within Flood Zone 1, which has a 'low' probability of flooding from rivers and the sea. The northern portion of Parcel A and southern area of Parcel B are affected by Flood Zone 2 & 3.



Services

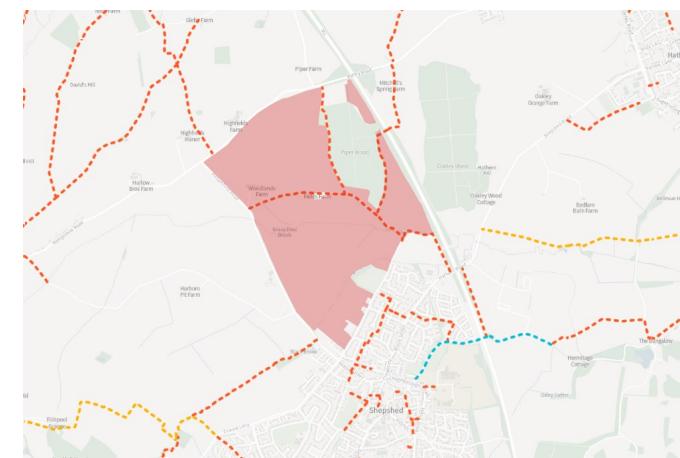
As part of any proposal for the Sites, details of the existing utilities supplies within the local area will need to be assessed by the purchaser as part of their due diligence when evaluating the value of the Development Rights. A 11kv overhead powerline crosses both land parcels.

Education

The land is located in close proximity to a number of schools, including St Winefrides Catholic Primary School (Ofsted 'Good' rating), Oxley Primary School (Ofsted 'Good' rating), St Botolphs CE Primary School (Ofsted 'Good' rating) and Iveshead Secondary School.

Public Rights of Way

There are a number of public rights of way in the vicinity of the two land parcels but no routes cross either parcel.



Access & Highways

Parcel A is accessed from Oakley Road and Parcel B is accessed from Hallamford Road.

Land Market Commentary

The below three land sale transactions provide recent market evidence for a disposal of freehold land with the benefit of planning permission or a draft Local Plan allocation, in the case of the Bloor Homes acquisition in October 2022.

Land West of Iveshead Road Shepshed

- Promoter: Rainier Developments
- Proposal: 50 dwellings
- Planning Status: Approved Outline Planning Permission (P/21/0027/2)
- Purchaser: Wain Homes
- Purchase Price: £4,000,000
- Completion Date: Jan-2023 (exchanged Nov-22)

Land east of Iveshead Road, Shepshed

- Promoter: Richborough Estates
- Proposal: 200 dwellings
- Planning Status: Pending Outline Planning Permission (P/20/2162/2)
- Purchaser: Bloor Homes
- Purchase Price: £7,470,000
- Completion Date: Oct-2022

Land at Ashby Road West, Shepshed

- Promoter: Barwood Land
- Proposal: 210 dwellings
- Planning Status: Outline Planning Permission (P/20/2088/2)
- Purchaser: Persimmon Homes
- Purchase Price: £12,967,000
- Completion Date: May-2022

Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs and plans are for identification purposes only. The purchaser shall be deemed to have satisfied him or herself as to the description of the development rights.

Viewing

Viewing of the Parcels is strictly by appointment only and interested parties are asked to contact Mather Jamie in order to arrange access. Mather Jamie does not accept any responsibility for Health and Safety of individuals when on the land.

VAT

The seller reserve the right to charge VAT at the appropriate rate.

Submission Procedure Framework

Offers are invited be put forward prior to the deadline, which is **Midday on Thursday 19th March 2026.**

Submissions can be hand delivered (or sent by recorded delivery) to the offices of Mather Jamie in an envelope clearly marked with the words:

"Shepshed Development Rights — Offer Submission".

Alternatively, submissions can be sent by email and will be acceptable if received in advance of the deadline.

All submissions sent by email must be sent to the following email address:

**gary.owens@matherjamie.co.uk /
henry.wells@matherjamie.co.uk**

All submissions are required to provide a completed bid submission proforma (as provided).

Interested parties are asked to strictly adhere to the following conditions:

- **There is to be no conferring or discussion with the Local Planning Authority, Parish Council or Neighbourhood Plan Group in respect of this opportunity at all.**
- **All correspondence and information pertaining to the site is to be treated as highly confidential.**
- **Bids must respect the submission procedure as set out above and will only be accepted if they provide all the requested information.**

SHEPSHED DEVELOPMENT RIGHTS

All Enquiries

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MRICS**

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Henry Wells BSc (Hons)

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MATHER JAMIE

Chartered Surveyors

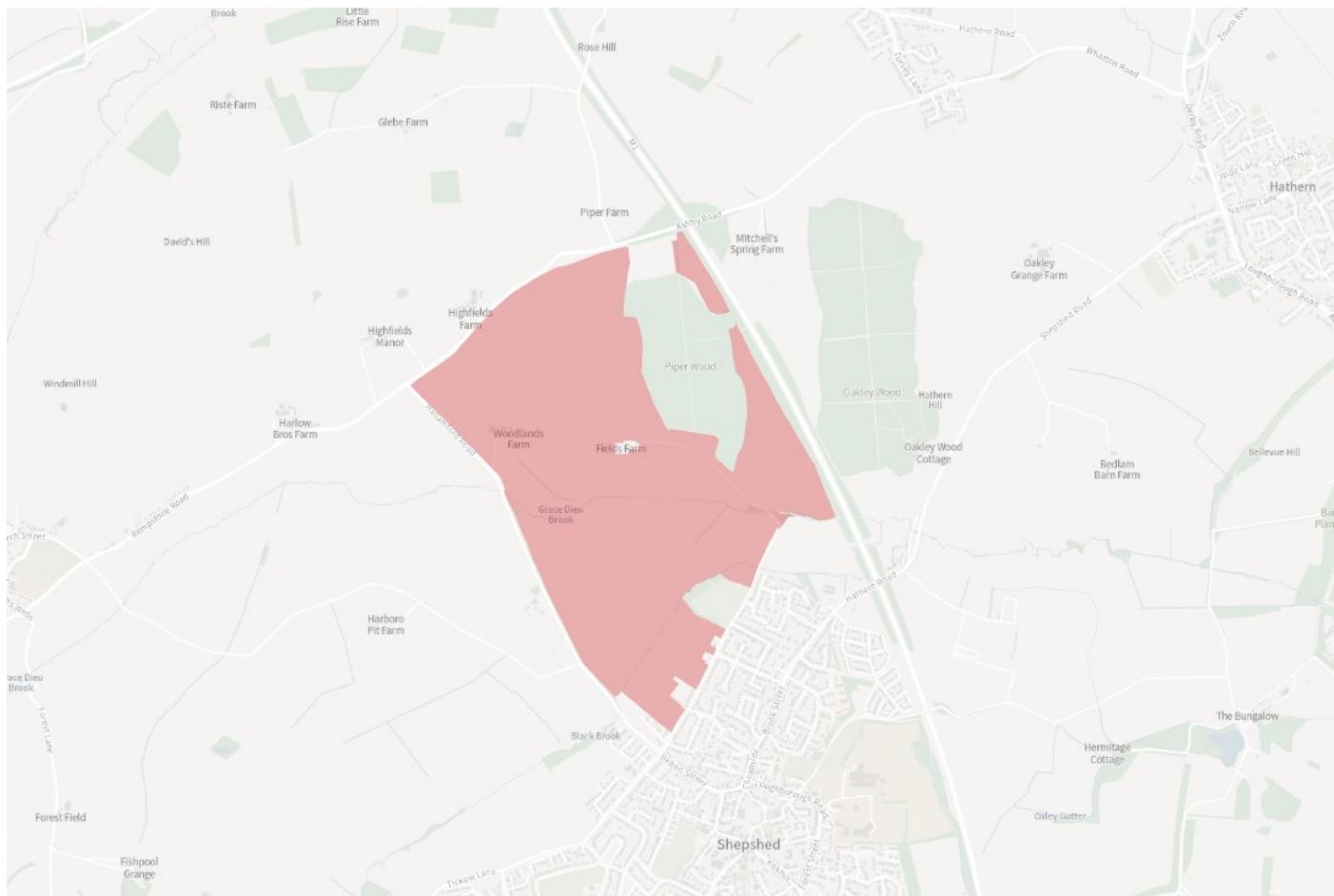
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Email: sales@matherjamie.co.uk

Website: www.matherjamie.co.uk



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 Landowner 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 Landowner. • 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 Landowner does 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 Feb 2026