

RESIDENTIAL DEVELOPMENT SITE  
LAND NORTH OF MAIN STREET, WYMONDHAM,  
LEICESTERSHIRE

FOR  
SALE



# INTRODUCTION

Mather Jamie are instructed to market a residential development site situated in the attractive village of Wymondham. The site is located on the northern fringe of the village and benefits from Outline Planning Approval for the demolition of an existing brick building and subsequent residential development of up to 24 dwellings, including vehicular access and an associated drainage scheme.

The illustrative masterplan shows a development of 24 dwellings with the site extending to 2.78 Acres (1.13 Ha) or thereabouts.

The site is being offered for sale as a whole by way of Private Treaty.

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 agent, Mather Jamie.

## Sole Agents



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**LAND AT MAIN STREET  
WYMONDHAM  
MELTON MOWBRAY  
LEICESTERSHIRE  
LE14 2AG**

A unique residential development opportunity situated in the attractive village of Wymondham, benefitting from **Outline Planning Approval for up to 24 dwellings.**

The site extends in all to **2.78 Acres (1.13 Ha)** or thereabouts and is being offered for sale a whole.

**LOCATION**

Wymondham is a desirable village located in north-east Leicestershire and benefits from convenient travel connections to Melton Mowbray and the A1 providing onward connections to Grantham (north) and Peterborough (south).

The village benefits from a number of local amenities including but not limited to the Berkeley Arms public house, village church, village hall, farm shop, antique shop and a part-time mobile post office.

The site is located in close proximity to several points of interest including St Peter's CofE Primary School (rated Good by Ofsted 2019) and the closest secondary schools are located in Melton Mowbray which are Long Field Spencer Academy (rated Good by Ofsted 2023) and Melton Vale Sixth Form College (rated Outstanding by Ofsted 2023).

The village boasts a windmill that has been converted into a visitors attraction with a tea room and a range of boutique shops. The 7 acre visitor attraction welcomes approximately 35,000 visitors annually.

**THE DEVELOPMENT**

The site offers an excellent opportunity to build a highly desirable scheme in the pleasant village of Wymondham.

The site extends to 2.78 Acres (1.13 Ha) as shown edged red on the Phase 1a Illustrative Layout which is contained on its western and northern boundaries by pasture land and woodland on its eastern boundary which is to be retained by the Vendor (and shown edged blue on the Phase 1a Illustrative Layout). The site contains an existing agricultural outbuilding fronting Main Street which is to be demolished to pave way for the development.

The site benefits from Outline Planning Approval granted on 31<sup>st</sup> October 2025 by Melton Borough Council. The application reference is 21/00344/OUT and the application allows for "the demolition of an existing brick building and the subsequent residential development of up to 24 dwellings, including vehicular access and an associated drainage scheme". 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.

**SECTION 106 AGREEMENT**

The Section 106 Agreement was signed on 30<sup>th</sup> September 2025 which contains the following obligations (sums index linked, list not exhaustive):

- Borough Council Monitoring Fee - £350
- County Council Monitoring Fee - £300
- Bus Pass Contribution - £24,480
- Bus Stop Contribution - £792
- Healthcare Contribution - £11,594
- Library Contribution - £725
- Secondary Education Contribution - £148,002
- Travel Pack Administration Fee - £500
- Travel Pack Contribution - £1,272
- Waste Management Contribution - £1,984
- Additional First Homes Contribution – refer to S106

The S106 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 Section 106 burden.



## SITE ACCESS

The site will be accessed by a single priority junction with Main Street along the southern boundary. There is potential to extend the spine road through the site further north to provide an alternative vehicle access to the properties beyond the site's northern boundary. An access has been provided to the east of the site with Brickyard Lane.

## UTILITIES ASSESSMENT

The Vendor has obtained a Landmark Utilities Assessment which identifies the existing infrastructure which lies within the site and the vicinity of the site. A copy of the report will be available via the data room.

## PROFESSIONAL REPORTS

The Vendor commissioned a number of reports in support of the 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):

- Node – Vision Document
- M-EC – FRA, Topographical Survey, Transport Statement
- ULAS – Archaeological desk-based Assessment
- Andrew Granger & Co – Planning Statement
- Brindle & Green – Biodiversity Impact Assessment

## EASEMENT

There is a non-development easement (8m) running along the western boundary of the site as shown dashed blue on the Illustrative Layout.

## VENDOR'S RESERVATIONS

Interested parties' attention is drawn to the following:

- The Purchaser will be required to bring points of access to the boundaries with the Vendor's retained land at points to be agreed but broadly as indicated on the Illustrative Layout, in order to enable further development in the future. The Vendor will also retain rights to connect into services on the development site for the benefit of their retained land (edged blue), albeit there will be no requirement for the Buyer to oversize such services.
- The Vendor will retain a suitable point of access for agricultural purposes to the retained land to the north both during and post-construction.

## HOUSING MIX

The indicative layout submitted with the Outline Planning Application does not specify a market housing mix and bidders are encouraged to arrive at their own conclusions in this regard.

## AFFORDABLE HOUSING

The Section 106 Agreement requires the submission of an Affordable Housing Scheme prior to the commencement of development on site. The successful bidder will be required to negotiate the Affordable Housing provision on site as part of a Reserved Matters planning application. The Vendor reserves the right to seek value recovery mechanisms related to the Affordable Housing component.

## VAT

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The site will be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way associated with the property whether detailed in this brochure or not.

## OVERAGE

Bidders are encouraged to indicate their tolerance to Overage in respect of the site, to potentially deal with coverage, sales values and Affordable Provision.

## BIODIVERSITY

Condition 13 of the Decision Notice requires a biodiversity net gain of 14.37% habitat units and 12.49% hedgerow units to be achieved on site as set out in the metric by John Harvey – Brindle and Green Ltd and the Biodiversity Impact Assessment Ref. BG18.105.2.



**Illustrative Layout**



## DATA ROOM

A website dedicated to the sale can be found via the Link below: [Main Street, Wymondham](#)

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.**

## VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendor 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 Private Treaty. 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.

## BOUNDARIES

The Agent will make reasonable endeavors 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.

## LAND REGISTRY

The site is registered freehold title absolute under part Land Registry title LT421705. A copy of the title plan and register are available within the data room.

## TENURE

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

## PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES

The plans are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

## 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 April 2026.

