

RESIDENTIAL DEVELOPMENT SITE PEASHILL FARM, RATCLIFFE ROAD, SILEBY, LEICESTERSHIRE

FOR SALE



INTRODUCTION

Mather Jamie are instructed as sole agents by the landowner and Barwood Land to market a development opportunity situated in village of Sileby.

The site offers an excellent opportunity to build a fully private scheme in the sought-after village of Sileby. The site benefits from Outline Planning Permission for the erection of up to 9 dwellings.

The site extends in all to **1.30 Acres (0.53 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



matherjamie.co.uk
01509 233433

Sam Tyler BSc (Hons) MRICS
sam.tyler@matherjamie.co.uk

Gary Owens BA (Hons) MSc MRICS
gary.owens@matherjamie.co.uk

Ariel View



**PEASHILL FARM
RATCLIFFE ROAD
SILEBY
LEICESTERSHIRE
LE12 7QB**

A unique residential development opportunity situated in the attractive village of Sileby, benefitting from **Outline Planning Permission for the erection of 9.no new build dwellings.**

The site extends in all to 1.30 Acres (0.53 Ha) or thereabouts and is being offered for sale a whole.

LOCATION

Sileby is well-located in terms of its regional connectivity, benefitting from good connections to a number of important cities and towns. The site has excellent links to strategic road transport networks via the nearby A6 and A46 linking directly to the M1 to the west. The A6 connects Leicester with Loughborough, and Sileby is located just 0.6 miles from this key link. Sileby has a regular rail service on the Nottingham to Leicester route and the station is easily accessible from the site between 10 and 15 minutes walk. The population of the civil parish of Sileby at 2011 census was 7,835.

Sileby is a large village benefitting from a full range of facilities including, but not limited to, a primary school, pubs, pharmacy, medical centre, post office, Tesco Express and much more.

The area is well served by local education options. Sileby Redlands Community Primary School and Highgate Community Primary School serve younger pupils, while secondary education is available nearby at Humphrey Perkins School in Barrow upon Soar and other schools in Loughborough and Leicester.

Private education is also within easy reach, with options including Ratcliffe College (approximately 6 miles), Loughborough Schools Foundation (around 5 miles), and Oakham School (approximately 22 miles).

THE DEVELOPMENT

The site offers an excellent opportunity to build a highly desirable private scheme situated between Davidsons Ratcliffe Gardens and Jelson's Willowmere developments.

The site extends to 1.30 Acres (0.53 Ha) as shown edged red on the Site Plan within the brochure. The site is located off Excelsior Way and is contained on its north, east and west boundary by existing residential properties. To the south of Excelsior Way is the Jelson Willowmere development.

The site benefits from Outline Planning Permission granted by Charnwood Borough Council on 13th March 2026.

The approved application reference is P/25/1949/2 and the application allows for "the demolition of existing buildings and erection of nine dwellings with access only considered from Excelsior Way". The decision notice includes 10 conditions, and a copy is made available via the data room.

The approved application reference is P/23/0271/2 and the application allows for "the erection of up to 3 dwellings (Outline planning application with all matters reserved except for the access)". The decision notice includes 9 conditions, and a copy is made available via the data room.

AFFORDABLE HOUSING

The site is not subject to affordable housing and will be delivered as a fully private housing scheme.

HOUSING MIX

The housing mix has not been defined within the Outline Planning Application. However, the illustrative masterplan within the Design and Statement shows indicatively how the site could accommodate a sustainable form of development including the following key features:

- The erection of 9 x 3 or 4 bedroom dwellings with individual private gardens, garages and car parking

ADJACENT DEVELOPMENTS

The site is situated within a wider scheme which was sold to Davidsons Homes who have completed their Ratcliffe Gardens development of 170 dwellings.

The land to the south benefits from reserved matters approval for the erection of 175 dwellings (ref. P/24/0860/2) which was sold to Jelson Homes, which is being marketed as 'Willowmere'.

BIODIVERSITY

The decision notice has been granted subject to a Biodiversity Gain Condition that development may not begin unless (a) a Biodiversity Gain Plan has been submitted to the LPA (b) the LPA has approved the plan.

The Biodiversity Gain Plan must be approved by the LPA prior to commencement of development.

SITE ACCESS

The site has the benefit of access directly from Excelsior Way, which was approved as part of the Outline Planning Permission in accordance with drawing ref: 4251-157 Rev A, details of which are available via the data room.

GROUND INVESTIGATION

The Vendor/Barwood has obtained a Phase I Ground Conditions Assessment provided by Peter Brett. A copy of the report produced by Peter Brett is made available to view as part of the data room.

DRAINAGE STRATEGY

The proposed drainage strategy plan prepared by Rodgers Leask is detailed on drawing number 25624-RLL-25-XX-DR-C-2501 Rev.P05 The Vendor is in the process of securing a drainage connection within the Jelson scheme for the 9 dwellings in accordance with the drainage strategy plan. A copy of the plan is available to view via the data room.

SERVICES

Services including gas, water, electricity and media have been installed to serve the wider scheme with connections points laid within Excelsior Way may be able to service the site.

EXISTING BUILDINGS

The Vendor has obtained two quotations for the demolition of the existing buildings on site in order to pave way for development. A copy of the quotations are available to view 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):

- Arboricultural Impact Assessment & EIA – Brindle & Green
- Archaeological & Heritage Assessment – edp
- Proposed Drainage Strategy Plan – Rodgers Leask
- Design & Access Statement – BHB Architects
- Ground Condition Assessment – Peter Brett
- Planning Statement – Rapleys

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.

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.



Illustrative Site Plan

KEY

- Existing Tree
- Proposed Tree
- Vehicle Visibility Splay
- Pedestrian Visibility Splay

Access A: 2.4m x 25m Visibility Splay [1:200]

Access B: 2.4m x 25m Visibility Splay [1:200]

Excelsior Way

Ppg Sta

RIVE

Fenced and Gated Habitat Zone

29, **17**, **51**, **22**, **28**, **42**, **2**, **29 J**, **39**, **3**, **20**

01 - D, **02 - E**, **03 - A**, **04 - B**, **05 - A**, **06 - A**, **07 - C**, **08 - C**, **09 - A**

Access A: 2.4m x 25m Visibility Splay [1:200]

Access B: 2.4m x 25m Visibility Splay [1:200]



Illustrative Street Scenes



Section A
1 : 200



Section B
1 : 200



Section C
1 : 200



Section D
1 : 200



FOR G
1:200
1:500
1:1000
1:1500

bh
archite

Richard E. Smith, Mayor

Looking South



Aerial View



Looking North-East



Looking South-East



DATA ROOM

A website dedicated to the sale can be found via the Link below: [Peashill Farm](#)

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 of Land Registry title LT458551. 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.

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 May 2026.

