

# COMMERCIAL DEVELOPMENT LAND

## BARDON HILL WEST, COALVILLE, M1 J22, LE67 1GZ

# FOR SALE



COALVILLE • M1 J22 • LE67 1GZ

**BARDON  
HILL WEST**





# BARDON HILL WEST, COALVILLE, M1 J22, LE67 1GZ

An opportunity to acquire a development opportunity extending to 15.01 Acres (6.07 Ha) or thereabouts.


## INTRODUCTION

Mather Jamie are instructed as sole agents by Harworth Estates Investments Limited to market a development opportunity with planning consent at Bardon Hill, Coalville. We are inviting freehold offers for the site based on commercial use.

## LOCATION

The proposed access to the site is taken directly off Grange Road, with the site in a prominent position fronting Grange Road close to its junction with the A511, Reg's Way and the nearby Birch Tree Public House with superb access to the M1/M42 motorways.

The site is situated close to the main roundabout access into Bardon Industrial Estate and major nearby commercial developments include Bardon Hill which was recently completed on the A511, Tungsten Park to the north of the site which was completed in 2021 and Hugglescote Grange residential development currently being developed to the west of the site also along Grange Road.

 **what3words:**  
///harp.spring.splice

## PRICE

Offers are invited **in excess of £1,500,000** from developers and owner occupiers to acquire a rare freehold land site.

## VAT

VAT will be charged on the sale price.

## DESCRIPTION

The site extends to 15.01 Acres (6.07 Ha) or thereabouts and includes all the land shown within the red and blue lines on Page 4 of these particulars. The site comprises development land which is currently a green field site with some adjacent woodland. Existing access is taken from the northern boundary via a field gate off Grange Road.

## PLANNING

Planning application 21/02281/FULM was granted approval at committee in January 2023 with a subsequent S106 Agreement completed in July 2023.

The consented scheme provides planning for industrial units including uses for light industrial (Class E), general industrial (Class B2) and storage and distribution (Class B8) with ancillary offices (Class E). Current drawings provide for a total in Phase 1 and Phase 2 of approximately 72,322 sq ft of space with potential for further development subject to planning. **NB:** Phase 2 has outline consent.

## DATA ROOM

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

Please be aware that the data room requires users to log in and await authorization which will be provided as soon as possible following initial registration. Please click and create an account to gain access.

## 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.

## BOUNDARIES

The plans are for reference only. 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.

## LAND REGISTRY

The Site is registered freehold title under part of Land Registry title LT263792. A copy of the title plan and register is available within the data room.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

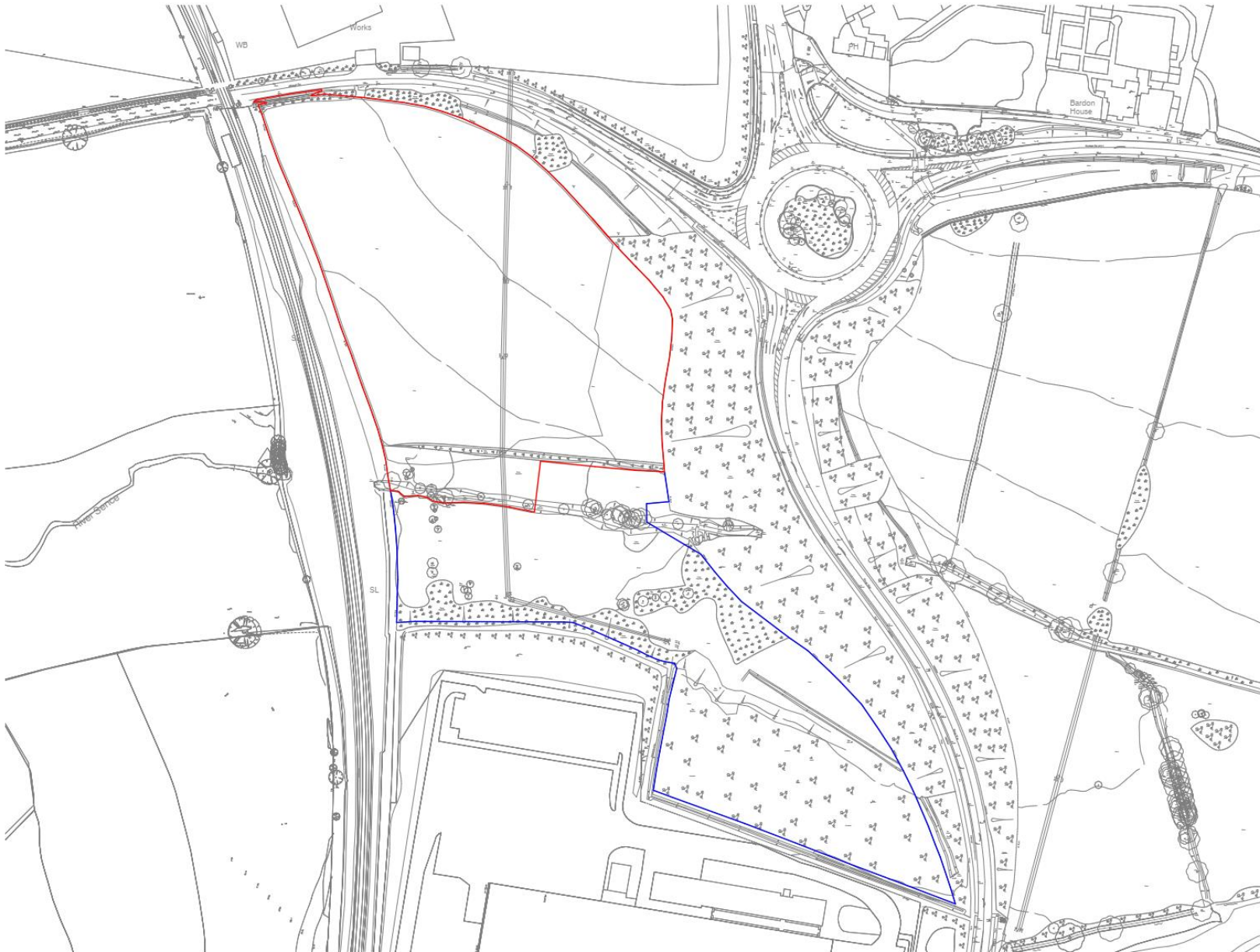












The Contractor is to check and verify all building and site dimensions, levels, sewer invert levels and positions of drains before works start. Any discrepancy is to be notified to MDG Architects. DO NOT SCALE FROM THIS DRAWING. This drawing and the building works specified are the copyright of MDG Ltd. and may not be reproduced or amended except by written permission. No liability will be accepted for omissions made by other persons.

Rev.	Date	N	Revision

# 1 Existing Site Plan

Scale: 1 : 1000  
SCALE 1:1000



— Ownership Boundary  
— Development Boundary

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**MDG**  
ARCHITECTS

## PROJECT

Land to the South of Grange Road and  
West of Regs Way  
Bardon Hill West

**Harworth**

## DRAWING

Existing Site Plan

SCALE	1 : 1000 at A1	CHECKED	MB
DATE	Nov 2021	DRAWN	IT
DWG. No.	M1246-A-P-002	REVISION	

**PLANNING**

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Rev.	Date	N	Revision
A			
B	08/12/2022		Development approved under 20/02030REIMM indicated on plan to the West of Application Land.



Outline Developable (purple) area: 13,240m<sup>2</sup>  
 Proposed Use: Class E, B2 and B8  
 Maximum Floorplate: Up to 4,000m<sup>2</sup>  
 Maximum Unit Height: 8m to underside of overhang at eaves.  
 Maximum roof height will not exceed 8m over eave height.  
 Proposed FFL range between 155.550 and 155.720  
 Area to include a Pumping Station

Area applied for in outline

Area applied for in detail / full

All infrastructure / enabling works below ground for the whole application site are sought in full

Attenuation pond forms part of the full application.

Information relating development approved under 20/02030REIMM is shown indicatively only. MDG Ltd. accept no liability relating to supplied third party information

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**MDG**  
 ARCHITECTS

PROJECT  
 Land to the South of Grange Road and  
 West of Regs Way  
 Barton Hill West

**Harworth**

DRAWING  
 Proposed Site Layout and Outline Parameter  
 Plan

SCALE	As indicated at A1	CHECKED	MB
DATE	June 2021	DRAWN	SM
DWG. No.	M1246-A-P-104	REVISION	B

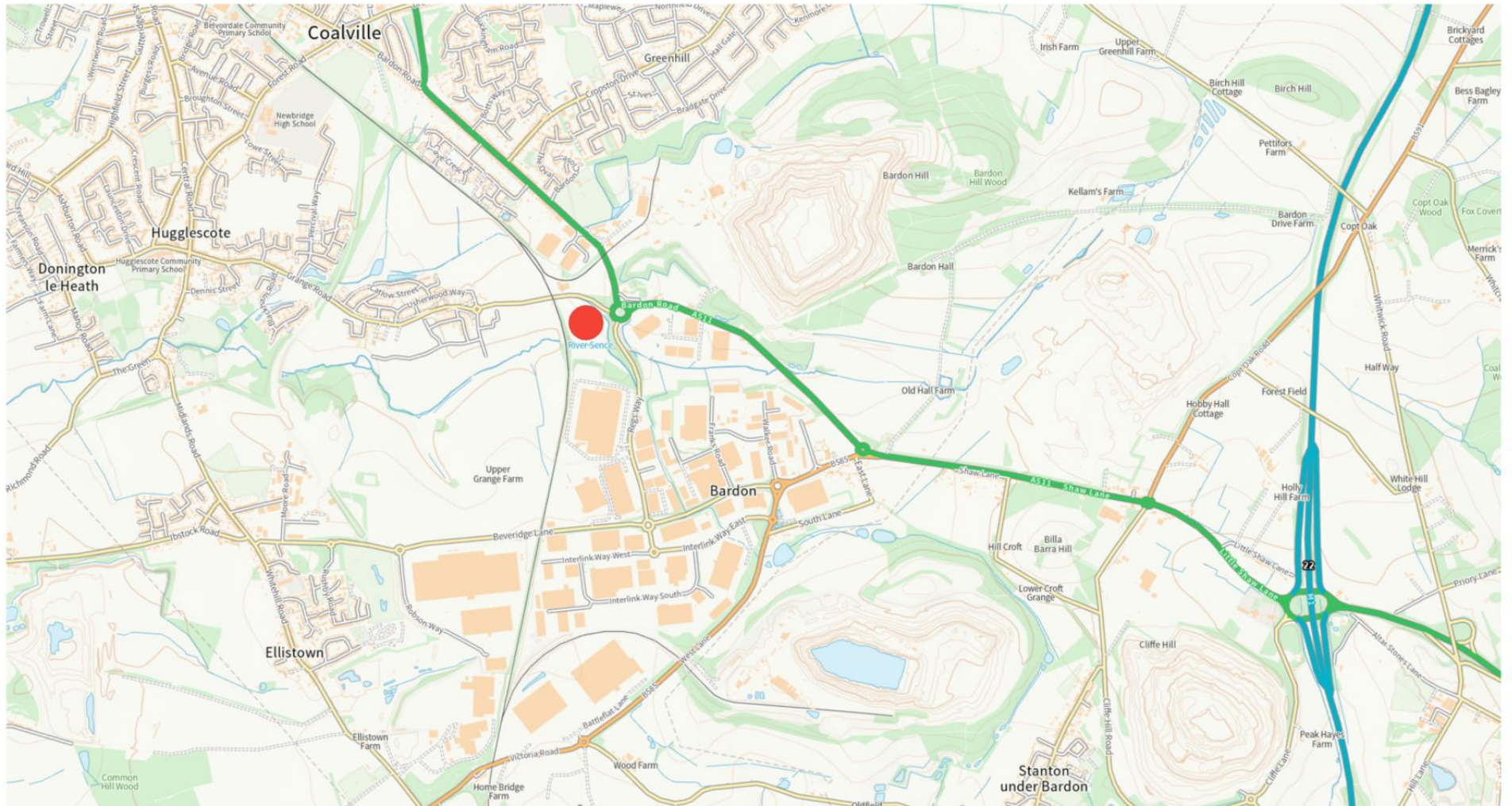
1 Proposed Site Layout and Outline Parameter Plan

Scale: 1:500  
 5 10 15 20 25  
 SCALE 1:500



PLANNING







# Bardon Hill West, Coalville, M1 J22, Leics, LE67 1GZ

## CONTACT:

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### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations