

DEVELOPMENT OPPORTUNITY

PEASHILL FARM, RATCLIFFE ROAD, SILEBY, LE12 7QB

EXPRESSIONS OF INTEREST



PEASHILL FARM, RATCLIFFE ROAD, SILEBY, LE12 7QB

An opportunity to acquire a development opportunity extending to 1.30 Acres (0.53 Ha) or thereabouts, benefitting from an Extant Planning Permission for BI(a), D1 & D2.

INTRODUCTION

Mather Jamie are instructed as sole agents by the landowner and Barwood Land to market a development opportunity located at Peashill Farm, Sileby, within a wider site that has Reserved Matters Approval for the erection of 170 dwellings (granted in November 2020) (ref: P/19/1683/2) and Outline Planning Permission for the development of up to 175 dwellings. We are inviting expressions of interest for the site which benefits from Reserved Matters Planning Permission for the conversion of the existing farmstead and construction of new buildings for a health centre and office buildings (ref: P/20/0089/2).

The site is situated within a wider scheme which was sold to Davidsons Homes, and they are currently developing 170 dwellings which is being marketed as 'Ratcliffe Gardens'. The site extending to 1.30 Acres (0.53 Ha) was retained by the landowner from the sale to Davidsons Homes.

Mather Jamie are appointed to invite interest from all parties in respect of the Extant Planning Permission with alternative uses subject to planning also being considered. Expressions of interest must be submitted in accordance with the tender pro-forma that is available to download from the data room.

DATA ROOM

A comprehensive online information pack can be found on the dedicated website:-

[Peashill Farm, Ratcliffe Road, Sileby](#)

Please be aware that the data room requires users to log in and await authorisation, which will be provided as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

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.

DESCRIPTION

The site comprises an existing farmstead to the west of the site and the east of the site is being used as a compound for Davidsons Homes which is occupied under a short-term licence agreement. Access to the site is taken from the new spine road (Excelsior Way) that serves the wider Davidsons Homes scheme. The site is located to the south-east of the scheme and benefits from frontage onto Excelsior Way in close proximity to the scheme entrance from Ratcliffe Road. The total site area is 1.30 Acres (0.53 Ha) or thereabouts.

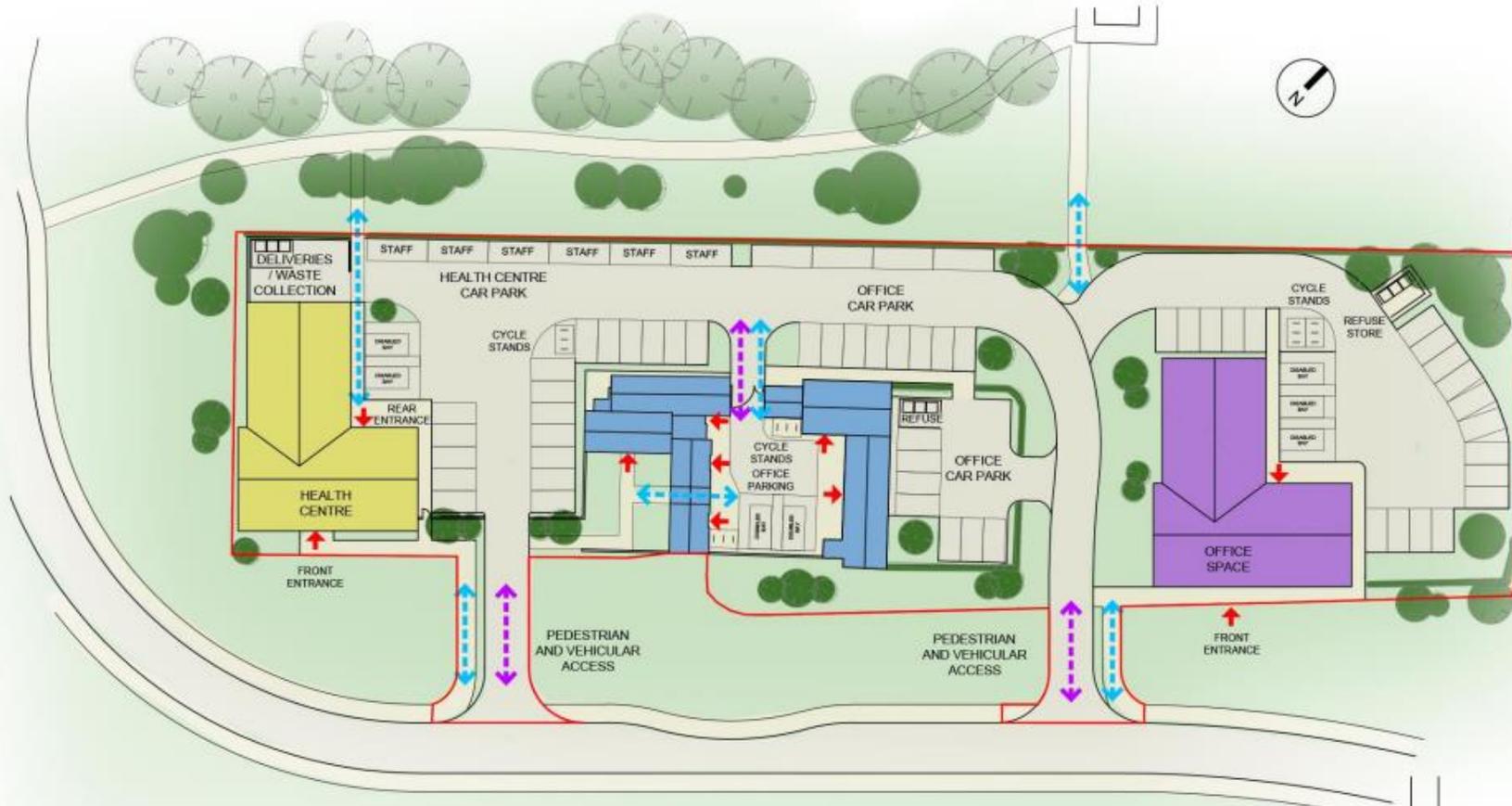
PLANNING PERMISSION

The site benefits from Reserved Matters Planning Permission granted on 2nd September 2020, reference P/20/0089/2. The approval allows for "the conversion of the existing farmstead and construction of new buildings for use classes BI(a), D1 and D2."

The application was granted subject to 10 conditions of which conditions 2, 4 & 10 have been discharged by the landowner. Further information is available via the 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.

The land to the south of Davidsons Homes scheme benefits from Outline Planning Permission granted on 13th February 2023 for the development of up to 175 dwellings, with associated infrastructure, accesses, landscaping and open space. Please refer to the illustrative masterplan on page 5.



- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- HEALTH CENTRE 480m²
- EXISTING FARM BUILDINGS CONVERTED TO OFFICES 407m²
- OFFICE BUILDING 495m²

G	Converted farmhouse and barn area amended	22/01/20	MW
F	Site boundary amended	14/01/20	MW
E	Site boundary amended	14/01/20	MW
D	Amended to client comments	13/01/20	MW
C	Office building amended	09/01/20	MW
B	Site boundary added	08/01/20	MW
A	Vehicular access/car park amended	20/12/19	MW

REV. DETAILS DATE CHECKED


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Site by Proposed Site Plan - Peashill Farm Barwood Land		DRAWING NO. 3371-003	
REV	DATE	SCALE	CHECKED
D	Dec'19	1:500 @ A3	
PLANNING		DRAWN CC	CHECKED MW



10% MAX. OVERHEADS 1% MAX. OVERHEADS

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Wider Scheme Illustrative Masterplan
(not to scale)



-  Application Boundary
-  Residential Areas
-  Key Buildings
-  Indicative Building Frontage
-  Bungalows (1-1.5 storeys)
-  Mixed Uses (New Buildings and Refurbished Farmstead Buildings)
-  Primary Vehicular Access
-  Pedestrian, Cycle and Emergency Vehicle Access
-  Key Pedestrian/Cycle Routes
-  Primary Street Infrastructure
-  Public Open Space
-  Attenuation Ponds
-  Street Trees
-  Woodland Trees
-  Potential Future Cemetery Expansion Area
-  Proposed Allotments
-  Existing Field Drain (to be Culverted)
-  Key Views Out of Site
-  Local Equipped Area of Play (i FAP)
-  20m offset from Historical Pit Feature (Req. Local Slope Modification)
-  Foul Water Pumping Station (incl. 15m Condon Sanitaire)

client
Barwood Development Securities Limited

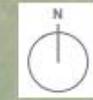
project title
Land at Peashill Farm, Ratcliffe Road, Sileby

drawing title
Illustrative Masterplan

date 09 JUNE 2017 drawn by PW
drawing number ED93418/061 checked WG
scale 1:2500 @ A3 QA JM



Phase II Illustrative Masterplan (not to scale)



-  Site Boundary
-  Primary Vehicular Access
-  Pedestrian, Cycle and Emergency Vehicle Access
-  Pedestrian and Cycle Access
-  Residential Development
-  Primary Street Infrastructure
-  Shared Surface Driveways
-  Amenity Open Space
-  Naturalistic Open Space
-  Attenuation Ponds
-  Watercourse
-  Tree Planting
-  Enhanced Woodland Planting
-  Pedestrian Route
-  Potential Bus Route and Stop
-  Proposed Area of Equipped Play
-  Pumping Station

client
Barwood Development Securities Limited

project title
Land at Peashill Farm, Ratcliffe Road Sibley Phase 2

drawing title
Illustrative Masterplan

date	15 SEPTEMBER 2021	drawn by	RA
drawing number	edp4729_d028f	checked	PW
scale	1:2,000 @ A3	QA	

ACCESS

The principal access to the site is taken directly off the new spine road serving Davidsons scheme known as Excelsior Way. It is proposed that the access for the site will be taken directly off Excelsior Way via two separate access points on the south-eastern boundary.

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 LT458551. A copy of the title plan and register is available within the data room.

EXPRESSIONS OF INTEREST

Parties wishing to submit an initial expression of interest must do so in accordance with the offer pro-forma that is available to download in Word format in the data room. The pro-forma invites parties to provide the following:-

- Indicative value and deposit to secure the site based on the approved planning permission.
- A detailed summary of the company's background and previous sites developed.

If not developing the scheme in accordance with the Extant Planning Permission:-

- The type of scheme proposed for the site including (for example) size, number of units and facilities etc.
- An indicative timescale to obtain planning permission for the proposed scheme.
- Indicative value and deposit to secure the site.
- Initial offer based on the indicative scheme.
- Please submit two offers based on the following scenarios (1) you will run the planning application (2) Barwood acting as promoter for the wider scheme will run the application of the Vendors and you as Purchaser.

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.

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 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 the Word format from the data room listed above.

DRONE IMAGERY

The drone imagery within the brochure has been provided by Jeremy Murfitt. For further details please visit: <https://www.everythingissomewhere.com>

Sole Agents



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