

RESIDENTIAL DEVELOPMENT SITE
LAND AT WORKHOUSE LANE, BURBAGE, LEICESTERSHIRE,
LE10 2FL

FOR SALE



**MATHER
JAMIE**

INTRODUCTION

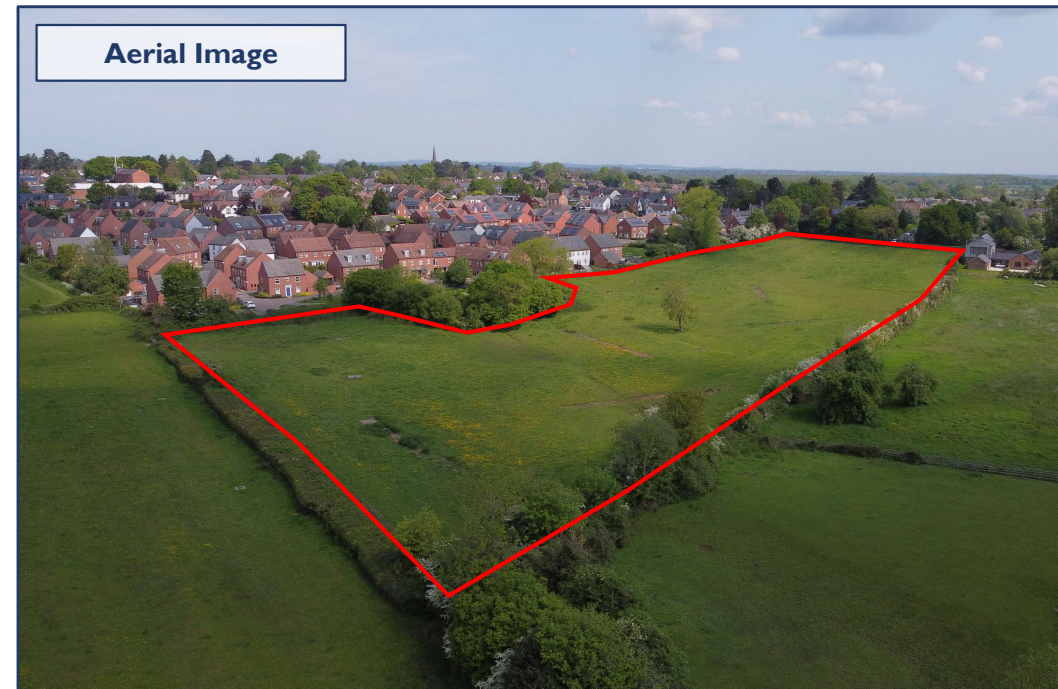
Mather Jamie are instructed to market a residential development opportunity situated in the desirable south-west Leicestershire village of Burbage. The site is located on the south-eastern fringe of the village and benefits from an Outline Planning Permission for the erection of 40 new dwellings, all matters reserved except access.

The illustrative masterplan shows a range of housetypes with the provision of extensive public open space and surface water attenuation.

The site is offered for sale as a whole by Informal Tender.

The deadline for submission of tenders is **12 noon on Thursday 4th September 2025**. 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 WORKHOUSE LANE BURBAGE LEICESTERSHIRE LE10 2FL

A residential development site situated in the attractive village of Burbage, benefitting from **Outline Planning Permission for 40 new build dwellings.**

The site extends in all to 6.28 Acres (2.54 Ha) or thereabouts and is being offered for sale as whole.

LOCATION

The site lies off Workhouse Lane, Burbage which is accessed off Britannia Road off Coventry Road, Burbage. Access is taken from the public highway (Workhouse Lane).

Burbage is a well serviced town within the Borough of Hinckley & Bosworth District Council. The site is 2.2 miles from the centre of Hinckley, 9 miles from Nuneaton and 12 miles from Coventry city centre, which provides direct trains to Birmingham or London Euston stations and connections to the wider motorway network.

The site is in close proximity to several local points of interest including Burbage Junior School (rated “good” by Ofsted in 2024) and the closest Secondary School, Hastings High School in Burbage (rated “good” by Ofsted in 2023).

The site also boasts excellent connectivity via the M69 which provides onwards connections to M1 Junction 21 and M6 Junction 2.

THE SITE

The site offers an excellent opportunity to build a highly desirable scheme in a sought-after village in south Leicestershire. The site extends to 6.28 Acres (2.54 Ha) or thereabouts and is located to the west of Workhouse Lane and is contained on its north and east sides by existing residential properties. To the south and west lies third party pasture land.

The site lies to the east of the land being promoted by Redrow Homes which has a pending application for 422 dwellings.

SITE ACCESS

The site has the benefit of access directly from Workhouse Lane, which was approved as part of the Outline Planning Permission in accordance with drawing ref: JNY10215-01 Rev C, details of which are available on the data room.

PLANNING PERMISSION

The site benefits from an Outline Planning Permission granted at appeal on 7th March 2023 by Hinckley & Bosworth Borough Council. The application reference is 20/01012/OUT and the appeal reference is APP/K2420/W/22/3311038. The application allows for “residential development up to 40 dwellings, public open space and associated infrastructure (Outline – access only)”. The planning application was supported by an Illustrative Masterplan; copy available in the data room.

A full suite of documents which were submitted as part of the outline planning application, along with approved drawings, are available to download from the data room.

The successful bidder will be required to demonstrate a planning strategy which ensures that the Outline Planning Permission remains live. In light of the planning timetable, the successful bidder will be obliged to submit a Reserved Matters Planning application in joint names with the Vendors prior to 31st January 2026. The application is only to be submitted in joint names if Completion has not occurred.

HOUSING MIX

The housing mix for the Affordable component has been agreed at 20% of the 40 units, however the indicative site layout submitted with the Outline Planning Application does not specify a market housing mix.

SECTION 106 AGREEMENT

The Section 106 Agreement was sealed on the 1st March 2023. The Section 106 Agreement contains the following obligations (sums to be index linked, see data room):

- 20% Affordable Housing requirement
- Offsite open space - £65,959
- Offsite equipped open space - £12,643
- Offsite casual/informal space - £12,643
- Offsite casual/informal space maintenance - £3,629
- Offsite outdoor space - £13,901
- Offsite outdoor space maintenance - £6,605
- Water Services - £1,981

It is worth noting that the Section 106 Agreement should be read in conjunction with the Appeal Decision, as a number of contributions have been struck through.

The S.106 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.

AFFORDABLE HOUSING

The Section 106 Agreement requires 20% of dwellings to be delivered as Affordable Housing. The Tenure split is 25% as First Homes, 50% as Affordable Rented Units and 25% Intermediate Units.

Bidders are encouraged to indicate their tolerance to Overage that would return further value to the Vendor in the event of a future reduction in the quantum or change in tenure of the Affordable Housing.

CURRENT SITE USE

The site is currently accessed off Workhouse Lane and is subject to occasional grazing licences.

AUTHORITIES

Water:	www.stwater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.nationalgrid.co.uk
Local Authority:	www.Hinckley-bosworth.gov.uk
Highways:	www.leicestershire.gov.uk

GROUND INVESTIGATION

A detailed Phase II Geo-Environmental Assessment Report has been completed by GRM and is available via the data room. In summary, the reports conclude as follows:

- Shallow foundations are suitable for the site extending a minimum of 0.9m.
- 70% strip foundations with some dig and pour and reinforcement required and 30% piled foundations.
- No gas protection measures, or radon protection measures required.

VALUE ADDED TAX

Exemption to VAT has been waived on the site an VAT will therefore be chargeable on the purchase price.

UTILITIES

A Utilities Report has been prepared by Landmark. The Utilities Report identifies the existing infrastructure which lies within the vicinity of the site.

LAND REGISTRY

The site is registered freehold title absolute under Land Registry title LT299469. A copy of the title plan and register is available within the data room.

PROFESSIONAL REPORTS

The landowner 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):

- Ecus – Archaeological Evaluation Report
- WSP – Flood Risk Assessment
- Tyler Grange – LVIA
- BWB – Mineral Assessment
- Hepworth Acoustics – Noise Assessment
- Westside Forestry – Tree Survey
- Harris Lamb – Preliminary Ecological Appraisal
- WSP – Air Quality Assessment

TENURE

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

DATA ROOM

A website dedicated to the sale can be found via the Link below:

[Workhouse Lane, Burbage – Data Room](#)

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.

The agent will endeavor to ensure that letters of reliance for the various reports are provided to the Purchaser of the site where necessary.

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.

BOUNDARY DISCREPANCY

We are aware of a boundary discrepancy adjacent to the neighbouring pumping station. We believe this to be a mapping issue due to the age of the title plan (1998). This area falls within the POS on the masterplan and does not materially impact the development. It will therefore be for the Purchaser to resolve with Land Registry post-completion.

VENDOR'S RESERVATIONS

Interested parties' attention is drawn to the following:

- The Vendor will retain ransom strips around the perimeter of the site where appropriate to protect their interest in the event that further adjoining development is forthcoming.
- The Vendor will also need to retain rights to connect into services on the development site for the benefit of the land to the south, albeit there will be no requirement for the Buyer to oversize such services.
- The Vendor will retain a suitable point of access for development purposes as part of any sale in order to benefit the land to the south.

SEVERN TRENT WATER

A Severn Trent Water pipe runs through the west of the site which bisects the public open space on the approved Illustrative Masterplan. A 5m easement is required. A plan detailing the approximate location of the pipe is detailed within the Utilities Report.

POWERLINES

There is an overhead powerline running through the site. Notice has been served to National Grid and a copy of the wayleave is available to view via the data room.

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.

Approved Illustrative Masterplan



View looking north



View looking south-west



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 Informal Tender. 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. Interested parties are invited to submit offers in respect of the site either on a conditional and/or unconditional basis however the Vendors' preference is to sell on an unconditional basis.

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.

SALE TIMETABLE

- Offers are invited from interested parties by **12 noon on Thursday 4th September 2025.**
- Interviews will be held at Mather Jamie's offices on **Thursday 11th September 2025.**
- Completion must occur by no later than **31st January 2026.**

MATHER JAMIE

Chartered Surveyors

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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 July 2025.

