

**RESIDENTIAL DEVELOPMENT SITE**  
**LAND ADJACENT TO RYDAL MANOR, KIRBY**  
**LANE, MELTON MOWBRAY, LEICESTERSHIRE**

**FOR SALE**  
**GUIDE PRICE - £500,000**



# INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated on the edge of the market town of Melton Mowbray known for its heritage and links to the rural community.

The site offers an excellent opportunity to build a desirable scheme of detached homes situated in the pleasant setting of Eye Kettleby, Leicestershire.

An extraordinary development opportunity which benefits from Outline Planning Permission for the erection of up to 6 dwellings.

The site extends in all to **0.84 Acres (0.34 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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# LANDAT RYDAL MANOR KIRBY LANE MELTON MOWBRAY LEICESTERSHIRE LE14 2TS

A unique residential development opportunity situated in the pleasant setting of Eye Kettleby, benefitting from **Outline Planning Permission for the erection of 6.no new build dwellings.**

The site extends in all to **0.84 Acres (0.34 Ha)** or thereabouts and is being offered for sale as a whole.

## LOCATION

Eye Kettleby is located on the outskirts of Melton Mowbray which is a historic market town famous for its pork pies and Stilton cheese and is known across England as the nation's Rural Capital of Food.

Eye Kettleby benefits from convenient travel connections into the cities of Nottingham (23 miles) and Leicester (16 miles). Trains from Melton Mowbray to London St Pancras with a change at Leicester leave every hour with a journey time 1 hour 37 minutes.

Eye Kettleby is well known for Eye Kettleby Lakes which is a family run fishery and holiday park on the outskirts of Melton Mowbray, set in 150 acres of rolling Leicestershire countryside.

Melton Mowbray benefits from a wide range of local amenities including but not limited to supermarkets, restaurants, shops, a leisure centre and employment opportunities.

The site is in close proximity to several local points of interest including Swallowdale Primary School and Community Centre (rated good by Ofsted in 2022) and the closest Secondary School is Long Field Spencer Academy (rated good by Ofsted in 2023).

## THE DEVELOPMENT

The site offers an excellent opportunity to build a desirable scheme located in close proximity to the vibrant market town of Melton Mowbray.

The site extends to 0.84 Acres (0.34 Ha) as shown edged red on the Site Plan within the brochure. The site is located to the north of Kirby Lane and is contained on its eastern and western boundaries by existing residential properties, open space to the north and agricultural and residential properties to the south.

The site benefits from Outline Planning Permission granted by Melton Borough Council on 13<sup>th</sup> September 2024.

The approved application reference is 23/00035/OUT and the application allows for "the development of 6 dwellings with associated vehicular access, landscaping and drainage (Amended)". The decision notice includes 14 conditions; a copy is made available via the data room.

## HOUSING MIX

The floor areas of the dwellings shown on the approved plans total **7,855 sqft** of floorspace (approx. on GIA basis, excluding garaging) are as detailed on the approved layout. The following schedule shows the accommodation provided by the planning permission:

Dwellings	Beds	Garage	sq. ft. (GIA)
Plot 1	3	Single	1041
Plot 2	3	Single	969
Plot 3	3	Single	1152
Plot 4	4	Single	1302
Plot 5	4	Single	1518
Plot 6	4	Single	1873

Sizes are given on a GIA basis without liability. Interested parties are to satisfy themselves with reference to the indicative layout.

For the avoidance of doubt the site does not require any of the dwellings on site to be built as Affordable Housing.



## **DRAINAGE**

Condition 8 of the Decision Notice relates to drainage for the disposal of surface water and foul sewage that must be approved prior to commencement of development.

The Vendor instructed M-EC to produce a preliminary drainage strategy for foul and surface water connecting into the existing services constructed by Meadowview Homes which discharge into Coltfoot Way. The proposed drainage strategy requires a requisition over third-party land being part of title no. LT274635 in order to deliver the drainage connections.

## **SITE ACCESS**

The site has the benefit of access directly off Kirby Lane, and a new entrance will need to be created off Kirby Lane to serve the development.

Conditions 11 and 12 of the Decision Notice relating to pedestrian visibility splays and visibility splays need to be satisfied, details of which are available via the data room.

## **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):

- Arboricultural Impact Assessment Survey & Report – Brindle & Green
- Great Crested Newt Survey – Brindle & Green
- Preliminary Ecological Appraisal – Brindle & Green
- Preliminary Drainage Strategy – M-EC

## **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.

## **PUBLIC FOOTPATH**

There is a public footpath running through the western part of the site from Kirby Lane to Kirby Field Park to the north. The Proposed Site Plan incorporates the existing public right of way as shown on Page 5 of the brochure.

## **VAT**

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



Approved Layout



## DATA ROOM

A website dedicated to the sale can be found via the Link below: **Land Adjacent to Rydall Manor**

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 being offered for sale as a whole by way of Private Treaty with offers invited at a Guide Price of **£600,000**. Parties wishing to submit a bid must do so in accordance with the offer proforma 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 LT455878.

## 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 November 2024.

