



Residential development land

Land On The South Side Of St Wilfrids Close, Kibworth, Leicester LE8 0PY

STRUTT & PARKER

Land on the south side of St Wilfred's Close, Kibworth Leicester LE8 0PY

A prime residential development site with full planning permission for a retirement living development of 45 apartments with associated access, parking and outdoor amenity space.

- Full Planning Permission (17/00500/FUL)
- Gross site area of 2.40 acres (0.97 hectares)

Description

The land is broadly rectangular in shape and extends to approximately 2.40 acres (0.97 hectares). It is situated on the south side of St. Wilfred's Close, to the north of the main midland railway line.

Location

The site is located centrally, in between the two civil parishes of Kibworth Beauchamp and Kibworth Harcourt, and is approximately half a mile from the main High Street. Kibworth is a large village with a population of approximately 6,500 and benefits from a large range of services, amenities and facilities.

The village sits on the A6, which affords easy access to Leicester (10 miles), Northampton (26 miles). and Market Harborough (7 miles). The nearest railway station is at Market Harborough which provides regular services to London St Pancras (1 hour), Leicester (15 minutes) and Nottingham (40 minutes).

The village's facilities include: a Doctors Surgery, Library, Post Office, and Supermarket. Kibworth Primary School (Ofsted: 'Outstanding') and Kibworth High School (Ofsted: 'Good') are within the village and within walking distance of the site. Further amenities on the High Street include: hairdressers, florists, cafes, takeaways, off-licence, pub and a small range of shops.

Access

The site is currently accessed via a field gate that adjoins the southern end of St Wilfred's Close, this will need to be improved to accommodate both vehicular and pedestrian movements. There is also a second gated access to the southwest of the site leading to an adjacent footpath which will be upgraded and made accessible to both pedestrians and mobility scooters.

In addition, there is a pedestrian/cyclist bridge with step-free access over the railway line from the footpath running along the site's western edge.

Using the pedestrian railway bridge to the south west of the site, Kibworth's facilities located along the high street are a circa 400m walk from the site.

The site is also highly accessible by public transport with local bus services to Market Harborough, Leicester and surrounding areas a short walk away on either Church Road or High Street (both approximately 300-400m walk).

Planning

An outline planning application (17/00500/FUL) was submitted by Manor Oak Homes on 27th March 2017 and Harborough District Council granted full planning permission for '45 retirement living apartments with associated access, parking and outdoor amenity space' on 20th March 2018. Restricted for people over the age of 55, the scheme provides for mix of dwellings comprising 18 one bedroom apartments and a 27 two bedroom apartments. It also includes communal garden areas including a quiet garden, butterfly garden and informal bowls green to the north of the site, a kitchen garden and orchard area to the east of the site and a wildlife area to the south of the site comprising wildflower grassland and the adjoining existing woodland. Furthermore, site will provide for 44 parking spaces, including 6 disabled parking spaces, cycle parking and mobility scooter storage within the building.



The Section 106 Agreement with Harborough District Council and Leicestershire County Council is included within the information pack.

Information Pack

A detailed Information Pack has been created which contains all relevant planning, technical and legal documentation and is available upon request. Please contact Helen Sampson at Strutt & Parker on 01865 366 672 or helen.sampson@struttandparker.com.

Where possible, all necessary reports, surveys and investigations will be assigned to the purchaser upon completion and letters of reliance will be provided by the relevant consultants.

Although we supply sales particulars and a detailed information pack, we do insist that all prospective purchasers carry out their own due diligence.

The selling agents accept no responsibility for any information provided or otherwise, all prospective purchasers must satisfy themselves of the correctness of the information available.

General

VAT: The Landowners have made an election in respect of VAT and as such VAT will be payable by the purchaser at the standard rate in addition to the purchase price.

Liability: All section 106 costs and contributions are to be the responsibility of the purchaser upon completion of this transaction. The purchaser is to indemnify the vendors in respect of any requirements of the Planning Permission or obligations under Section 106 Agreements.

Costs: The Purchaser is to provide a legal undertaking to cover the vendor's reasonable abortive professional costs if the sale does not proceed to exchange, for any reason, once lawyers have been instructed.

Vacant Possession: The land will be sold with vacant possession upon completion.

Method of Sale: The site is being offered for sale on a freehold basis with a preference to unconditional offers, subject to contract only.

All offers should be submitted via email to Strutt & Parker. The sale process is to accord with the timescales set out in the covering letter.

Overage: The vendors will consider the provision of overage as part of offers received.



Further Information

Please contact George Fox or Sam Edwards

Strutt & Parker

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Tel: 01865 366668

Email: george.fox@struttandparker.com

samuel.edwards@struttandparker.com

Local Authority

Harborough District Council

The Symington Building

Adam & Eve St

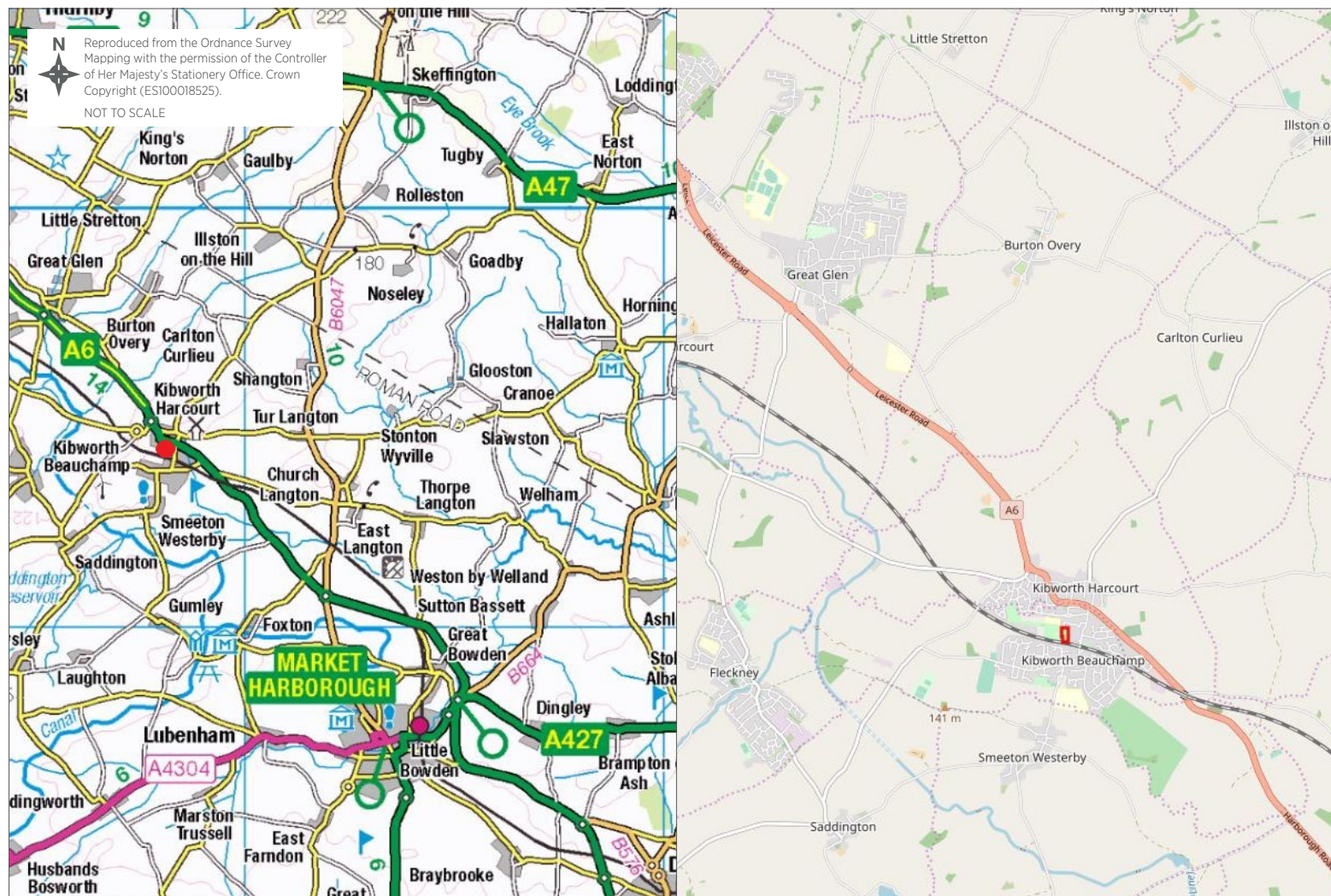
Market Harborough

LE16 7AG

Tel: 01858 828 282

Viewing

Viewing strictly by appointment through Strutt & Parker



Oxford

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