



Land at St Wilfrids Close, Kibworth Beauchamp,  
Leicestershire LE8 0PY

HOWKINS &  
HARRISON

# Land at St.Wilfrids Close, Kibworth Beauchamp, Leicestershire LE8 0PY

Freehold Residential Development opportunity situated in the centre of the Kibworth, Leicestershire between Kibworth Beauchamp and Kibworth Harcourt.

The site has the benefit of full planning permission for the construction of 10 market dwellings including x2 four bed homes, x3 two bed bungalows and x5 three bed bungalows. The site extends to 2.42 acres (0.98 ha) or thereabouts.

## Travel distances

- Market Harborough – 5 miles
- Leicester – 9 miles
- A6 – 0.3 miles

The freehold site is situated to the south of St Wilfrids Close and north of the Midland Main Line railway. Kibworth Recreation Park is situated adjacent.



## Education

Kibworth benefits from several schools, including Kibworth C of E Primary School, situated within approximately 150 meters of the site, Kibworth Mead Academy, approximately 0.6 miles to the south, and pre-schools within close proximity.

## Location

The Kibworth area of Harborough, Leicestershire, contains two civil parishes: Kibworth Beauchamp and Kibworth Harcourt, which are connected almost completely albeit for the Midland Main Line railway, which splits the two.

It is well located just off the A6 Leicester Road, which provides connectivity to Market Harborough and Leicester, and their mainline rail links to London and access to the M1.

Kibworth provides a wide range of facilities and amenities including but not limited to several schools, public houses, shops, and restaurants.

## Planning

Full planning permission was granted by Harborough District Council under application reference 21/01493/FUL dated 6th July 2022. The site is also subject to a Section 106 agreement, with the below contributions being required and payable to the council:

Civic Amenity Contribution	£446
Community Facilities	£9,605
Council Monitoring Fee	£250
County Council Monitoring Fee	£300
Education Contribution	£55,068
Libraries Contribution	£310
Total	£65,979





Following the approval of application 21/01493/FUL, a further application (REF: 23/00543/VAC) is pending consideration for the Variation of Condition 2 (approved plans) of 21/01493/FUL, revising the site layout and house types, and for the Discharge of Conditions 3 (CMS), 4 (Levels), 5 (Arboricultural Method Statement), 6 (Landscape and ecological enhancement), 8 (Protective Fencing), 12 (Surface Water Drainage Scheme), 13 (Management of Surface Water), 14 (Long Term Maintenance), 15 (Infiltration Testing), 16 (Foul Drainage), 17 (Arch. WSI), 19 (Site Drainage Details), 24 (Refuse and Recycling Facilities), 28 (Noise Impact Assessment), 29 (Climate Change Mitigation) and 32 (Boundary Treatments).

## Data Room

A comprehensive digital information pack has been set up and access can be provided to interested parties upon request. The data room will contain the following information:

## Full Planning Permission

- Section 106 Agreement relating to Full Planning Permission
- Architectural Plans – including Proposed Site Layouts, Location Plan and Boundary Treatments
- Arboriculture Assessment
- Archaeological Reports
- Bid Proforma
- Consultation Responses
- Drainage Assessment
- Ecological Assessments
- Highways Notes and Analysis
- Landscape and Visual Assessments and Plans
- Noise Impact Assessment
- Legal Documents – including Deeds and Land Registry Title Plan & Register
- Ground Investigation Report

The vendors will endeavour to ensure letters of reliance for the various reports, where possible are provided to the successful purchaser of the site.

## General Information Tenure & Possession

The property is offered for sale freehold with vacant possession being given on completion.

## Services

It is believed that mains water, drainage, gas, and electricity are available in close proximity to the site.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

## Rights of Way/ Encumbrances

We have assumed that full rights of access are enjoyed and that no third parties enjoy any rights over the property. It is assumed that the property is not subject to any onerous or unusual covenants. Your solicitors should confirm that there are no onerous restrictions or obligations as part of the due diligence process.

## VAT

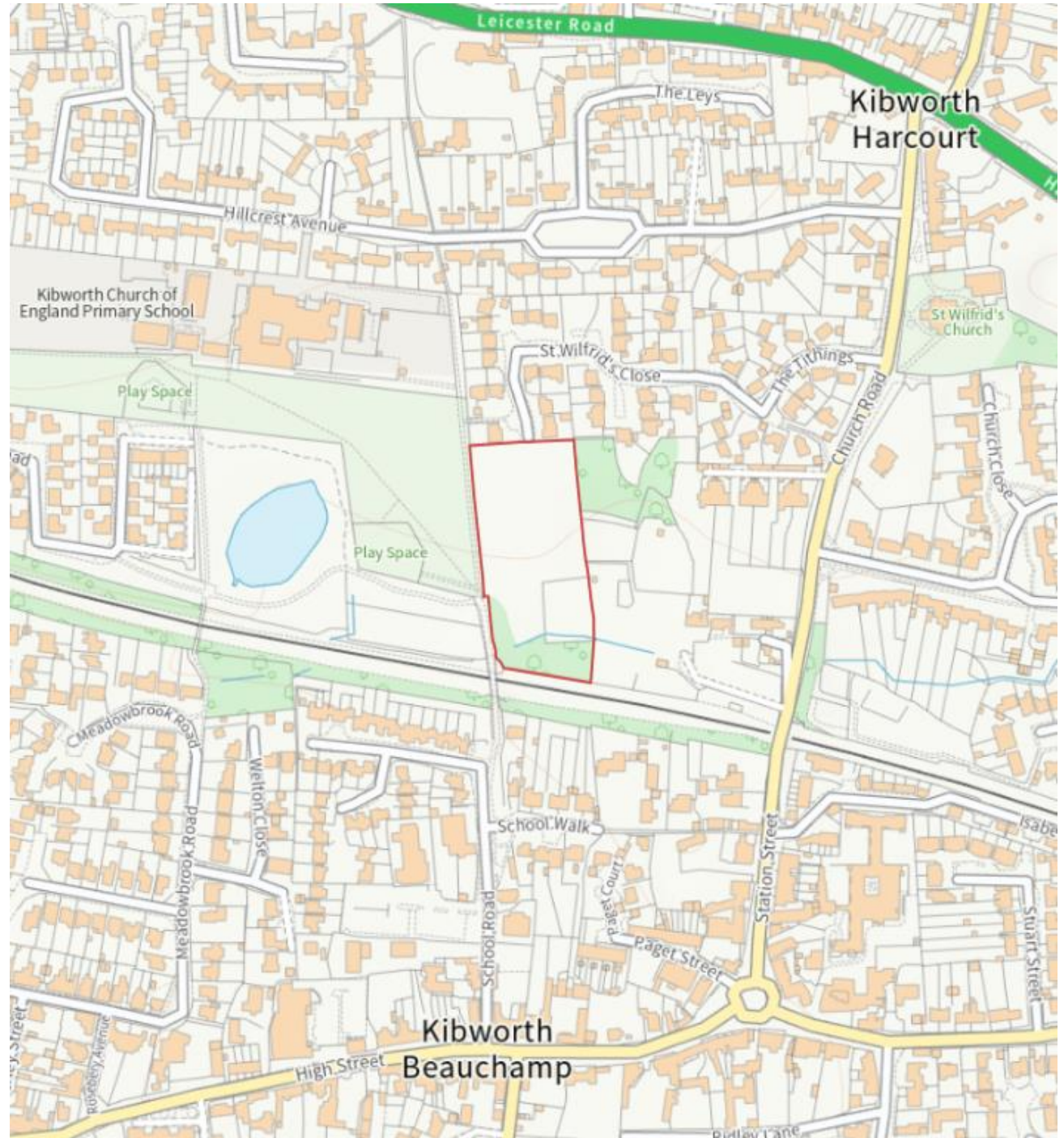
It is the intention of the vendors to charge VAT in addition to the purchase price.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Title Number

The land is registered under title number, LT463990 and LT531331.  
A copy of the registered title documentation will be available in the data room.



## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Method of Sale

The property is being offered for sale by informal tender, to be submitted to Howkins & Harrison LLP, Rugby office on an unconditional basis.

The vendor's agent will confirm the bid date and provide a bid proforma, which is available in the Data Room.

## Local Authority

Harborough District Council: 01858 821286

Leicestershire County Council: 0116 232 3232

Anglian Water: 03457 145 145

National Grid: 0800 096 3080

## Viewing

Viewings are unaccompanied during daylight hours, within reasonable times, with a copy of the brochure to hand. Neither the vendors or the agents are responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk.

Please inform Howkins & Harrison, the selling agents, of timings for proposed viewings.

## Contact

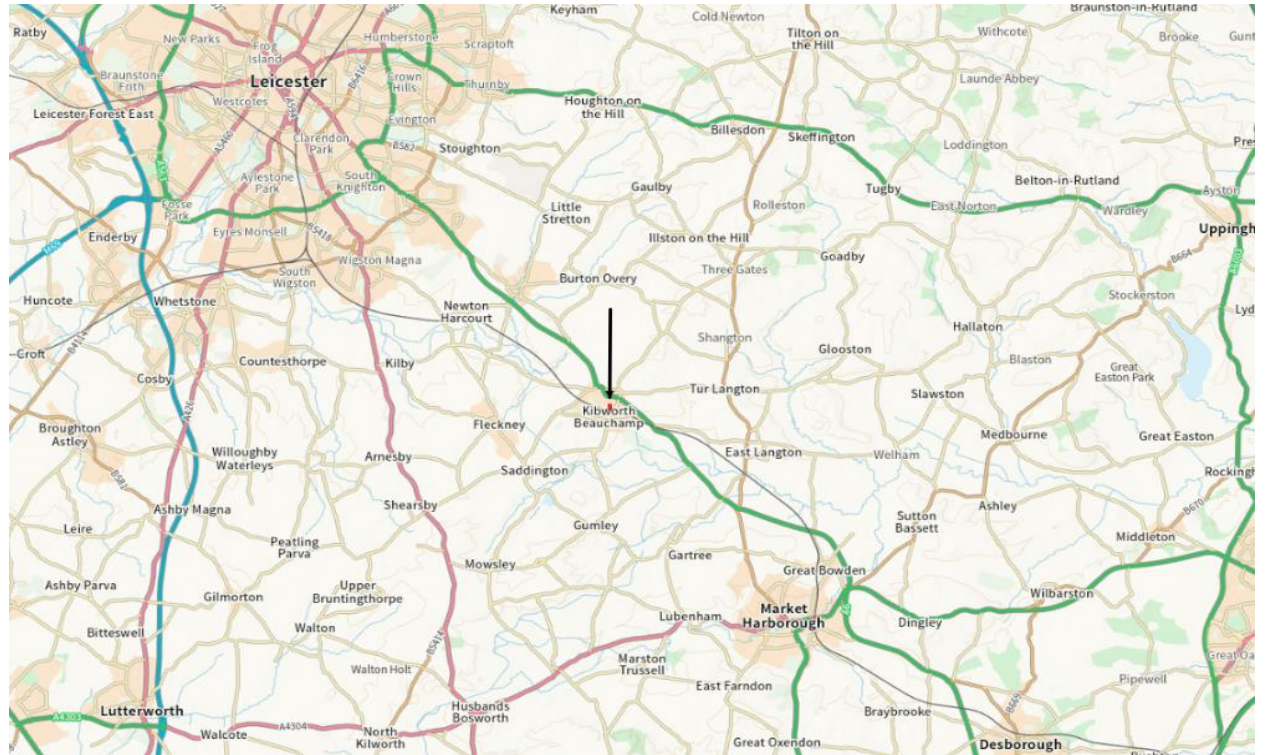
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## Vendor Solicitor

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### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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