



PRIME RESIDENTIAL DEVELOPMENT SITE

Gartree Road / Stoughton Road, Oadby, Leicestershire, LE2 2FB

Land at Stoughton Grange.



THE VISION

This prime residential development site has a resolution to grant up to 310 dwellings in an attractive and established high value town in Oadby, Leicestershire.

The proposed development will provide a distinctive and high quality place through a well-designed layout and we anticipate a high standard scheme. The development will also include new open space as well as retain and enhance existing woodlands and wetland creating a strong sense of place and a new community, whilst respecting and enhancing the existing character of Oadby.



LOCATION

The development Site is located on the northern edge of Oadby, Leicestershire, located approximately 5 miles (8 km) south east of Leicester City Centre. It is connected to the centre of Leicester via the A6 (Harborough Road), which also leads south towards Market Harborough, Kettering and Corby and north to Loughborough and Nottingham.

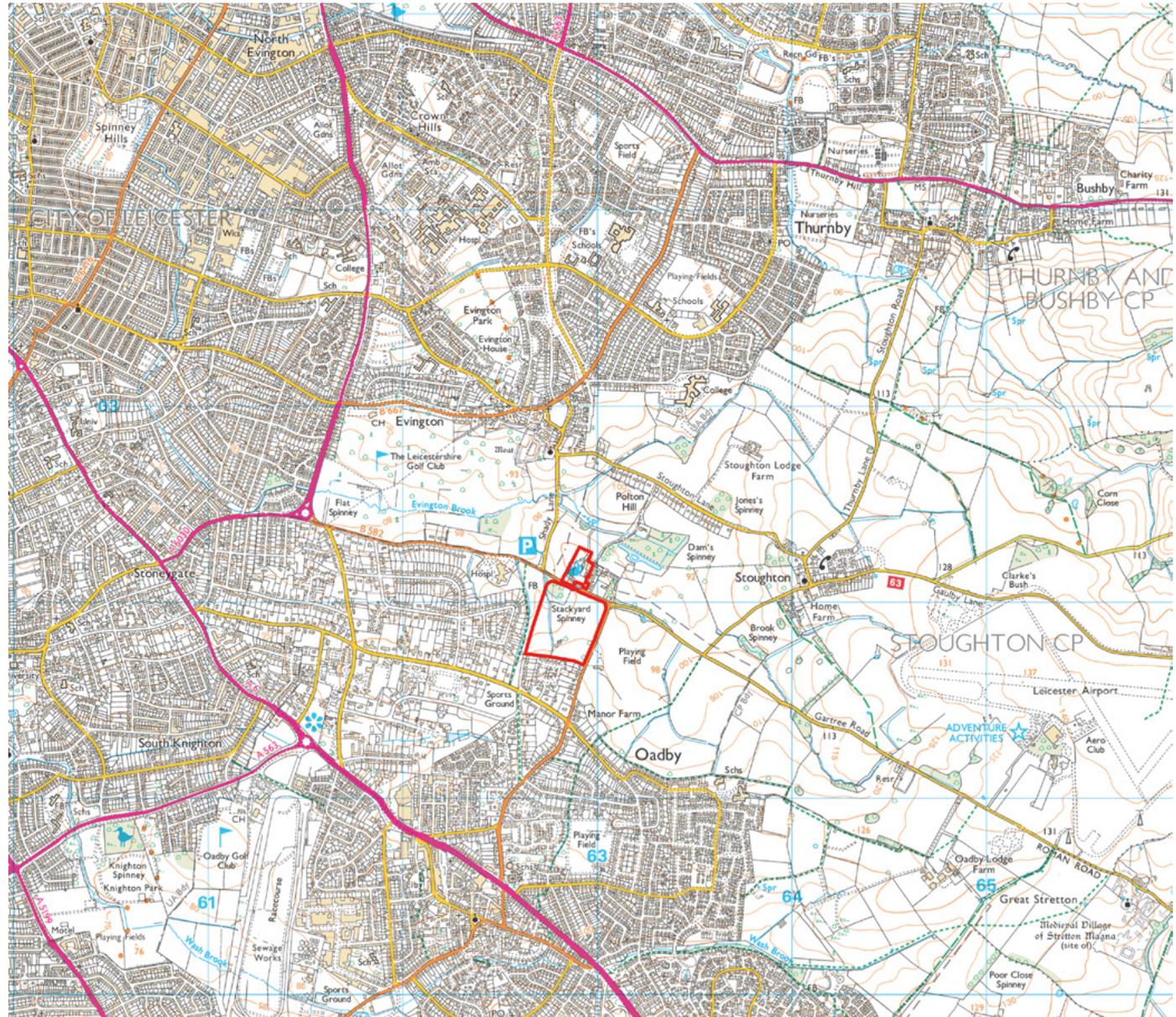
Leicester City Centre consolidates most of its shopping into Highcross Shopping Centre (with their key anchor tenant John Lewis), Haymarket Shopping Centre, "the old town" around Leicester Cathedral, Leicester Market and the Magazine Gateway.

Leicester City Centre is also home to the University of Leicester, De Montfort University, Leicester College, Leicester Royal Infirmary, the New Walk business district known as Southfields, as well as sporting venues including the Welford Road Stadium of Leicester Tigers' RUFC and the King Power Stadium of Premier League Leicester City.

The City and the outer ring road (A563) are easily accessed from the site with the outer ring road providing efficient access to a number of surrounding main arterial routes including the A46, A47, A50, A606 and the M1 motorway.

The Site is located on the edge of Oadby town centre (approximately 0.8 miles (1.3km)) which offers a range of services and facilities including local retailers, restaurants, pubs, a health centre, plus ASDA, Boots and Waitrose.

Oadby is well located near to a number of sought after state and independent schools including Leicester High School for Girls (Independent), Leicester Grammar School Trust (independent), Beauchamp College, St Paul's Catholic School and so forth as well as a number of local primary schools including Woodland Grange Primary School, Landmoor Primary School and Laude Primary School.



DESCRIPTION

The development Site is relatively flat and is made up of two parcels separated by Gartree Road to the north, Stoughton Road to the east and existing housing to the south and west.

The larger parcel to the south of Gartree Road comprises substantial arable fields. The majority of the section north of Gartree Road is made up of large disused agricultural buildings and hardstanding car parking associated with the commercial units known as Stoughton Grange - a cluster of local businesses including a gastro pub (Cow and Plough).

For the avoidance of doubt the commercial units fall outside the Site boundary and the sale area.

There are two dwellings within the Site boundary, west of Stoughton Grange, which are proposed for demolition as well as the farm buildings within the yellow line parcel plan.

The further surrounding locality provides for the University of Leicester sports fields; Shady Lane arboretum, Dam's Spinney, Spire Hospital and Leicestershire Golf Course.

PLANNING

The Site has the benefit of a resolution to grant consent for the demolition of the existing buildings located at Stoughton Grange including 2 x dwellings, and the construction of up to 310 dwellings (217 market sale houses

and 93 affordable units) across two land parcels, with associated landscaping, public open space, on-site infrastructure and car parking, with all matters reserved except for access.

Three new access points are proposed: two on Gartree Road and one on Stoughton Road. The locations of the access points have been carefully selected to minimise the loss of hedgerow and trees. A series of footpaths and some shared cycleways provide for pedestrian and cycle movement through the Site, linking the development with both Gartree Road and Stoughton Road.

The Site within the yellow line plan comprises approximately 13.7 hectares (33.9 acres).

The Seller is willing to consider the disposal of the Site in two separate parcels, i.e the north and south parcels.

The north parcel comprises approximately 1.9 hectares (4.8 acres). The southern parcel comprises approximately 11.78 hectares (29.11 acres).

Please note that the yellow line plan shown within this brochure and the acreage stated above constitute the planning plan only. The sale plan will differ from the planning plan provided and will be uploaded onto the datasite in due course.

On-site car parking provision, including a new reconfigured car park for Stoughton Grange, and private amenity space will also be provided as part of the planning process.

The planning application reference is 18/00178/OUT.



S106 AGREEMENT

The S106 Agreement is in draft form and a copy will be made available on the datasite.

When the S106 is agreed, the final version will be uploaded onto the datasite.

The headline costs are as follows:

- A contribution of £2,526,077 is sought towards education in the Borough
- A contribution of £9,300 is sought for libraries in the Borough
- Open space / sports services contribution - tbc
- Public footpath works - tbc
- Healthcare contribution - tbc

SERVICES

Storm and foul drainage connections, mains water, electricity, gas and telecommunication services are available in the area. However purchasers are required to undertake their own investigations as to the capacity and capability of the services for their proposed scheme.

LOCAL PLANNING AUTHORITY & HIGHWAYS

Interested parties are encouraged to undertake their own due diligence with the local authority to support their offer.

Oadby & Wigston Borough Council
www.oadby-wigston.gov.uk/

DATASITE INFORMATION

All pertinent site information is available on a dedicated website hosted by the Seller's Solicitors.

Log in details will be provided by the Agent following receipt of an initial Expression of Interest.

The following documents are available on the datasite (this list is not exhaustive):

- Archaeological Geophysical Survey
- Demolition Plan
- Design and Access Statement & Illustrative Layout
- Ecological Assessment
- Flood Risk Assessment
- Masterplan
- Phase 1 Environmental Assessment
- Preliminary Ecological Appraisal
- Preliminary Arboricultural Impact Assessment
- Statement of Community Involvement
- Topography Survey
- Transport Assessment
- Travel Plan

A Phase 2 Site Investigation has been commissioned and will be uploaded onto the datasite before the Informal Tender deadline, in order that parties can validate their assumptions and provide a robust offer.

METHOD OF SALE

The Site is offered for sale by way of Informal Tender. Offers are invited for the freehold interest of the whole or part of the Site, either on an unconditional or subject to Reserved Matters Approval basis.

We are inviting Expressions of Interest by noon on Friday 21 June 2019.

Upon receipt of your Expression of Interest, Savills will provide access to the datasite.

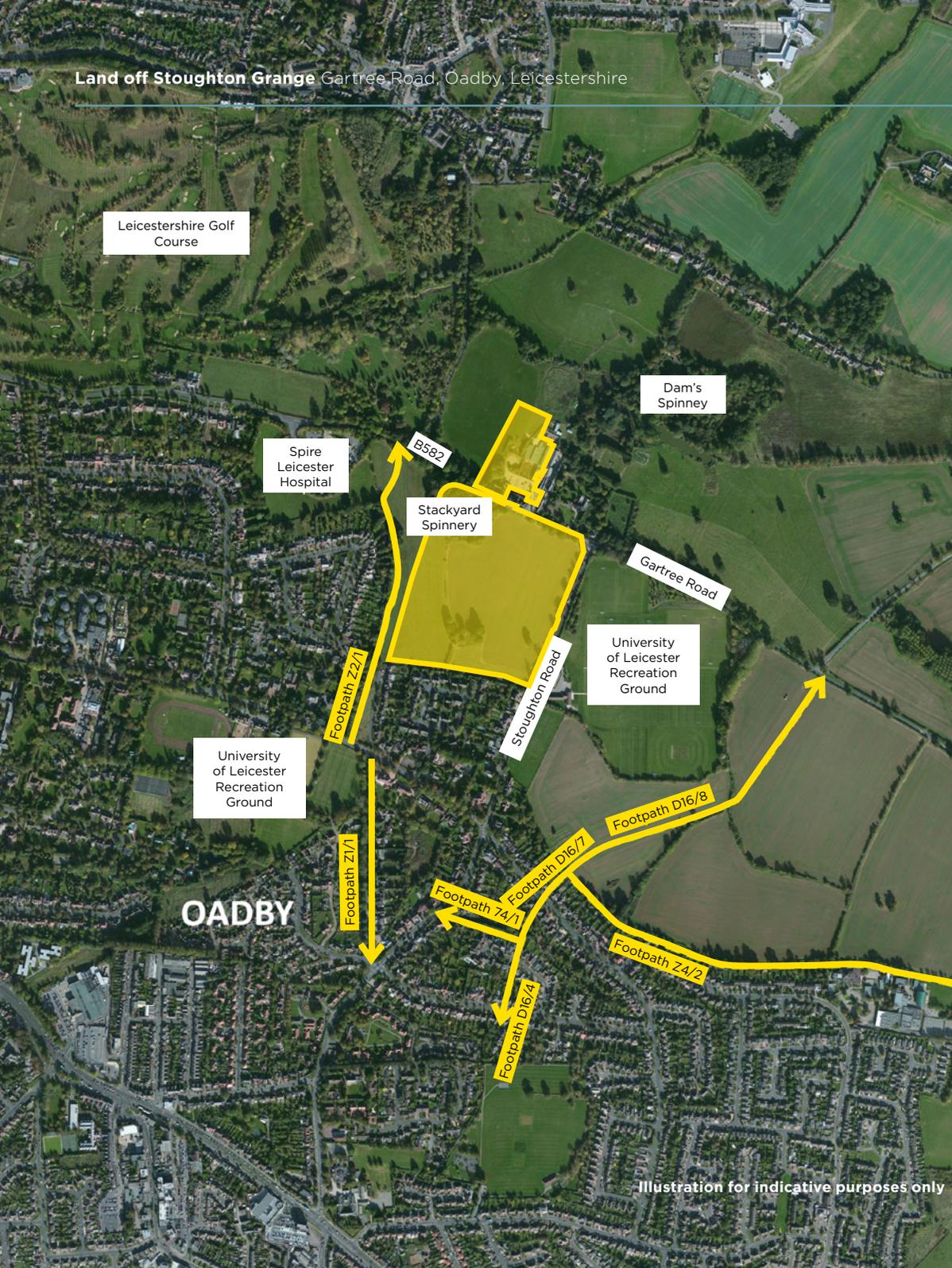
Informal Tender Deadline for offers noon on Wednesday 24 July 2019.

Offers should be made in writing, should not relate to any other offer and should include the following:

- Details of the proposed scheme including indicative layout and drawings
- Conditions associated with the offer
- Proposed timescales for exchange and completion
- Solicitors details
- Payment profile and availability of funds
- Any overage provision above 310 units

Please note that the Seller is not obligated to accept the highest offer or indeed any offer submitted during the marketing process.

Expressions of Interest and Informal Tender Offers should be addressed to Ann Taylor at Savills Development Team, Nottingham and should be submitted in hard copy or via email to Ann Taylor (ataylor@savills.com) and Phoebe Clark (pclark@savills.com).



Leicestershire Golf Course

Spire Leicester Hospital

Stackyard Spinney

Dam's Spinney

Gartree Road

University of Leicester Recreation Ground

University of Leicester Recreation Ground

OADBY

Illustration for indicative purposes only

TENURE

The Site is held freehold and is available with vacant possession upon legal completion.

VAT

Whether VAT is applicable on this transaction will be confirmed by the Seller's solicitor.

VIEWING ARRANGEMENTS

The Site is vacant and can be viewed from Gartree Road but please notify the Agent before visiting the Site. Prospective Purchasers should be aware inspections are made entirely at their own risk and the Seller or their Agents accept no liability arising from such inspections.



IMPORTANT NOTICE

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