



FOR SALE

## Land East of Kennel Lane

Witherley | Leicestershire





## The Opportunity

# Land East of Kennel Lane

7.90 acres (3.2 hectares)



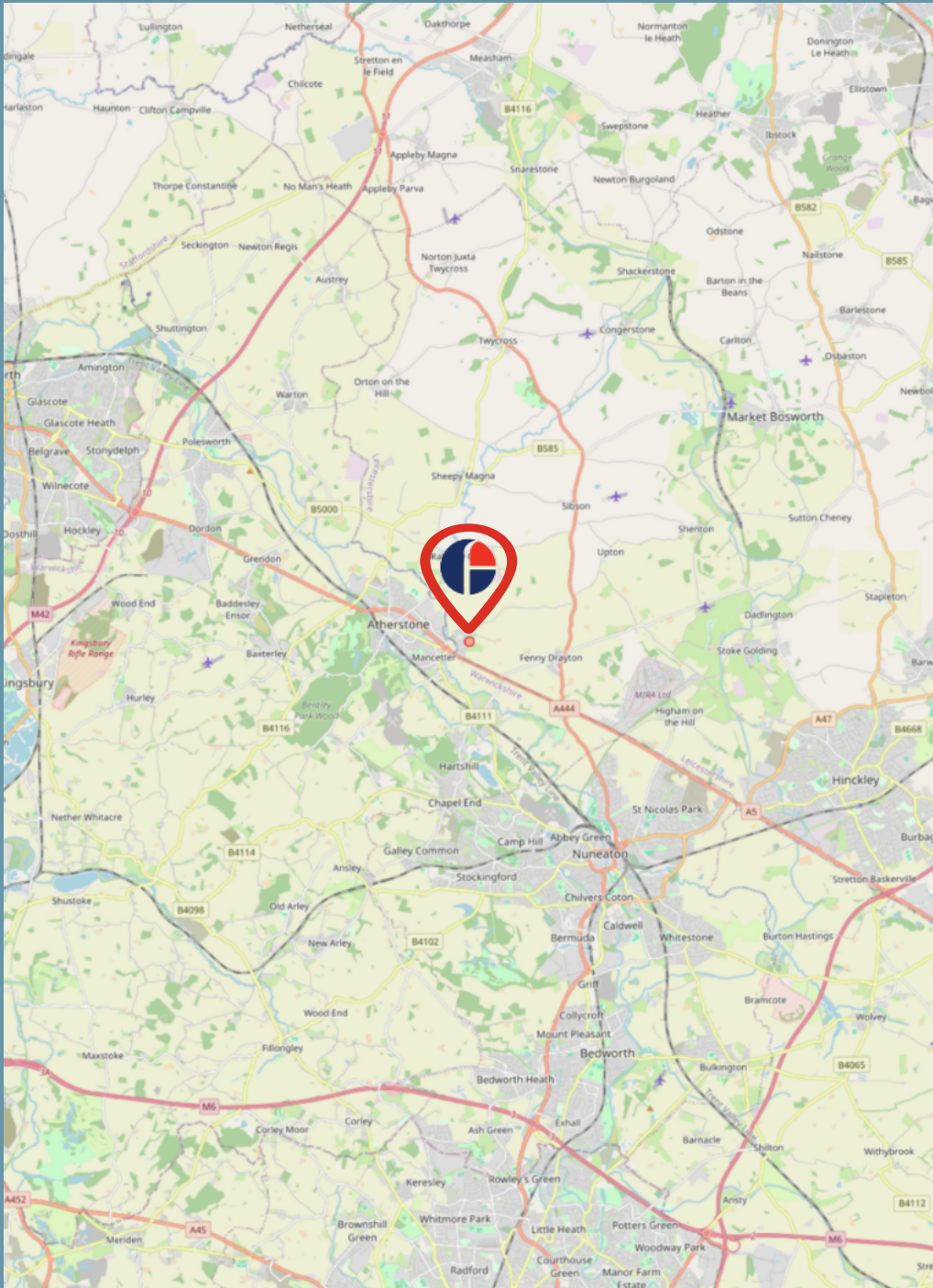
**Land East of Kennel Lane, Witherley,  
Leicestershire CV9 3LJ**

An opportunity to acquire a residential development site located on the eastern outskirts of the village of Witherley, Leicestershire.

- Freehold sale by informal tender.
- Gross site measures approximately 7.90 acres (3.2 hectares) or thereabouts.
- Outline planning permission for 50 dwellings (C3) including 40% affordable housing.
- Excellent links by road and rail to Birmingham, Leicester, Derby, Nottingham and London.
- Located within close proximity to major transport roads (M42 and A5) and public transport.
- Preference for unconditional offers.







## Location

The site is located on the eastern outskirts of the village of Witherley and adjoins Kennel Lane on the western boundary which forms the main arterial road through the village. Witherley is a village and civil parish located in the Hinckley and Bosworth district of Leicestershire with a population of circa 1,400 people. Witherley is on the border between Leicestershire and Warwickshire.

Immediately to the west of Witherley is the larger market town of Atherstone, and the outlying village of Mancetter. Atherstone is the largest town in the immediate vicinity, it provides a number of local amenities such as shopping, schools, services, employment and main line transport to the surrounding satellite villages.

A range of key services and amenities can be accessed from the site including, Witherley Church of England Primary School, The Queen Elizabeth Academy, sports facilities and community centre, St Peter's Church and a number of public houses and restaurants.

To the east of the site and beyond the M42 is the Market Town of Tamworth which is located approximately 10 miles from the site and benefits from good rail connections into Birmingham and London.

## Public Transport

The site is served by the number 7 bus, that connects Measham – Twycross – Atherstone – Fenny Drayton passing through Witherley. The nearest bus stop to the site is located at the northern end of the village on Hall Lane. This bus stop provides services every hour at peak periods.

Atherstone Train Station is located 2.3 miles from the site and this forms part of the London North-Western Railway and provides connections to London Euston, Crewe and both Liverpool South Parkway and Liverpool Lime Street as well as Birmingham and Coventry on respective lines. Tamworth Train Station is located approximately 10 miles to the west of the site and lies on three prominent railway lines run by London Midlands, Virgin Trains and Cross Country Trains.

### Travel distances



Atherstone - 2 miles  
Nuneaton - 5 miles  
Tamworth - 10 miles  
Birmingham - 22 miles



### Nearest Stations

#### Atherstone train station:

London - 80 minutes

#### Tamworth train station:

Birmingham - 20 minutes  
London - 90 minutes



# Description

## The site

The site is owned by a private landowner and is subject to a Promotion Agreement with Hollins Strategic Land.

The site comprises approximately of 7.90 acres of agricultural land and is bordered on all sides by a series of mature hedgerows with sporadic trees incorporated within. The site is bounded by Kennel Lane and existing properties to the west, further agricultural land to the east and south alongside a few dwellings along the southern boundary. The site is also bordered by existing properties to the north.

The existing access to the site is from Kennel Lane via a set of agricultural gates to the north western corner. This access point is currently large enough to accommodate large agricultural vehicles. As part of the development, a new access will be constructed from Kennel Lane in the form of a priority-controlled T Junction. The new access arrangement will include footway/cycle links and highway improvements on Kennel Lane and the A5.

The topography of the site is relatively flat and rises to approximately 1.5m from the north east corner to the south west corner.

There are no formal cycle paths around the site, but there are a number of cycle friendly routes surrounding both Witherley and Atherstone that link to surrounding destinations. There are no Public Rights of Way that cross the site directly, but there are a few in close proximity; T28 – Footpath from Chapel Lane, Witherley south and south east to T27.





# Planning



## Planning Background

Hinckley and Bosworth have granted an outline planning permission on the Property (subject to the signing of the Section 106 Agreement) for the erection of 50 dwellings (including 40% affordable housing), informal and formal open space and associated infrastructure that includes vehicular access, landscaping and sustainable drainage system, with all matters reserved except for access (planning reference – 22/01190/OUT).

At this stage, we would kindly ask that no approaches are made to Hinckley and Bosworth Council and to secure all planning and technical information via the Data Room.



## Community and Infrastructure Levy (CIL)

It is our understanding that Hinckley and Bosworth Council does not operate CIL. It is for interested parties to undertake their own due diligence on this point. Interested parties are encouraged to familiarise themselves with this obligation.



## Data Room

Access to the online Data Room, which contains the planning and technical information can be found at <https://witherleyleicestershire.co.uk/>  
Log in details will be provided upon request.

Please contact either Amber Rose-Heys or Oliver Rudd at Fisher German who can provide you with the necessary login details on request:

[amber-rose.heids@fishergerman.co.uk](mailto:amber-rose.heids@fishergerman.co.uk)  
[oliver.rudd@fishergerman.co.uk](mailto:oliver.rudd@fishergerman.co.uk)



# Planning



## Section 106 Agreement

A copy of the Section 106 Agreement is available within the Data Room. Interested parties are encouraged to familiarise themselves with the specific obligations of the Section 106 Agreement which in summary are:

### Affordable Housing:

- 40% of the total number of dwellings to be provided as affordable dwellings comprising of 11 affordable housing for rent, 4 shared ownership dwellings and 5 first homes or such other mix to be agreed with the Council as part of the affordable housing scheme.

### Civic Amenity contribution:

- £49.53 per dwelling with indexation payable to the County Council, subject to a maximum sum of £2,476.50 (prior to indexation).

### Healthcare contribution:

- Maximum sum of £24,153.60 (prior to indexation) payable to the Borough Council towards increasing the capacity at the Burbage Surgery or Station View Health Centre.

### Library contribution:

- Maximum sum of £1,509.99 (prior to indexation) payable to the County Council towards the provision of materials at Market Bosworth Library.

### Off Site Sports contribution:

- Sum of £17,376 towards the provision and/or improvement of outdoor sports facilities and of artificial grass pitches within the Borough or at Witherley Memorial Playing Fields Recreation Ground.

- Maintenance contribution in the sum of £8,256 towards the maintenance of the outdoor sports provision at Witherley Memorial Playing Fields Recreation Ground.

### On Site Casual/Informal Play Space Maintenance contribution:

- Sum of £9,072 towards the provision and/or improvement of a multi-functional casual/informal open space to be provided on the site.

### On Site Equipped Children's Play Space Maintenance contribution:

- Sum of £31,608 towards the maintenance of an equipped children's play space in the form of LEAP in the north eastern section of the site.

### On Site Natural Green Space Maintenance contribution:

- Sum of £28,400 towards the maintenance of a natural and semi-natural green space on the site.

### Post 16 Education contribution:

- Maximum sum of £31,889.55 (prior to indexation) payable to the County Council towards the improvement, remodelling or enhancement of existing facilities at the Hinckley School or other post 16 education school within the locality of the development including the construction of a new school.

### Primary Education contribution:

- Maximum sum of £220,272 (prior to indexation) towards the improvement of remodelling or enhancement of facilities at Witherley Church of England Primary School or any other primary school within the locality of the development including the construction of a new school.

### Secondary Education contribution:

- Maximum sum of £149,264.60 (prior to indexation) towards the improvement, remodelling or enhancement of existing facilities at The Market Bosworth school or other secondary school within the locality of the site including the construction of a new school.

### PRoW Contribution:

- Sum of £15,000 to upgrade the Public Right of Way between Riverside Road (Atherstone) and Mill Lane (Witherley).

### Right of Way Network contribution:

- Sum of £9,500 payable to the County Council as a contribution towards the cost of improvements to the rights of way network (T27 and T28).

### Travel Pack contribution:

- Maximum sum of £2,642.50 (prior to indexation) payable to the County Council to enable the County Council to issue Travel Pack to the first occupier of each dwelling.

It will be the responsibility of the Purchaser to fulfil the obligations under the Section 106 Agreement and to indemnify the seller and promoter against any future costs or liabilities.

# Further information

## Method of Sale

The site is to be sold by informal tender with interested parties invited to submit offers in writing using the Offer Proforma provided and in accordance with the timetable set out in the covering letter.

Offers must be compliant with the requirements set out within the covering letter and submitted on the Offer Proforma (to follow) by email to Matthew Handford, Oliver Rudd and Luke Brafield.

## Overage

Interested parties are invited to submit terms for Overage if the scheme exceeds 50 dwellings and an agreed total floor area. If the level of affordable housing is reduced below 40% of the scheme, a payment per dwelling will be payable for each dwelling converted from affordable to market dwelling.

## Tenure and Possession

The site will be sold freehold, with vacant possession provided on completion.

## VAT

The sale will be subject to VAT, and all offers should be clearly stated as a figure plus VAT.

## Viewings

Strictly by appointment through the selling agents.

The Landowners nor their Agents take any responsibility for loss of injury on the site and all viewings are undertaken at that person's own risk.

## Local Planning Authority

Hinckley and Bosworth District Council.

## Letters of Reliance

Where possible, the Promoter will provide requested Letters of Reliance for pertinent and relevant external reports and surveys provided in the Data Room (any cost to provide the LoR will be the responsibility of the Purchaser).

## Mineral, Sporting and Timber Rights

As far as they owned, the mineral, sporting and timber rights are included in the freehold sale. Interested parties are to undertake their own investigations and satisfy themselves on these rights.

## Public Rights of Way, Wayleaves and Easements

The site is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in the marketing material.

## Plans, Schedules and Boundaries

The plans and schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct, but accuracy is not guaranteed. The Purchaser shall be deemed to have full knowledge of all of the boundaries and extent of ownership. Neither the Landowners nor their Agents will be responsible for defining boundaries or the ownership thereof.

## Promoter

Hollins Strategic Land, Suite 3, Victory Court, Buxton Road, Knutsford, WA16 0PF.

Contact - Paul O'Shea - E: paul.oshea@hsland.co.uk - T: 01565 740557

[www.hsland.co.uk](http://www.hsland.co.uk)

## Costs

The Purchaser will be responsible for the Landowner's and Promoter legal costs which are to be non-deductible and non-refundable. Refer to the covering letter and bid proforma for further detail.

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

**Particulars dated February 2025. Photographs dated February 2025.**





Fisher German Development

→ [fishergerman.co.uk](https://fishergerman.co.uk)

Matthew Handford



07468 860086

[matthew.handford@fishergerman.co.uk](mailto:matthew.handford@fishergerman.co.uk)

Oliver Rudd



07800 914923

[oliver.rudd@fishergerman.co.uk](mailto:oliver.rudd@fishergerman.co.uk)



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