



Bevan Road, Leicester, LE4 2WL

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£10,000,000

- The anticipated density for Phases D & E is approximately 525 units.
- 30% of the dwellings will be affordable and split between affordable rent 80% and intermediate tenure 20%.
- 3.5 miles from the Leicester City Centre.
- Outline planning permission granted in 2011 and amended most recently in 2018.
- No additional section 106 developer contributions are anticipated.
- Offers easy access to major motorways (M1, M69) and A46 bypass.

A unique residential development opportunity of approximately 55 acres (22.26ha) situated within Ashton Green and with outline consent for approximately 525 units.

Please contact Rupert Harrison in our Loughbrough office for further information.

LEGAL

The draft unconditional /conditional contracts and the transfer can be found as part of the sellers pack. Further legal documentation associated with the site such as title information, rights of ways, wayleaves, easements, searches and conveyance plans, can be also found as part of the developers information pack.

COUNCIL FEES

The purchaser will be responsible for a contribution towards the Vendor's surveyors and legal fees of 1.25% of the purchase price plus VAT.

VAT

VAT will be levied at the appropriate rate, if elected.

TENDER PROCESS

Prospective purchasers are invited to submit their bid for Phases D & E on both an unconditional and/or conditional basis, subject to contract for consideration as per the Tender Form.

If an unconditional offer is submitted and accepted, the disposal is expected to be completed on or before September 30, 2025, with a 100% upfront payment. If conditional offers are submitted and accepted, subject to Reserved Matters approval, bidders are required to submit a detailed timetable. This should include project milestones and a stage payment plan for the landowners. The landowners preference is for 100% upfront payment for both unconditional and conditional offers but deferred payment terms will be considered.

The tender bid submission requirements are outlined in the Developers Selection document, including the process for assessing and scoring bids. The tender closing date is no later than Friday, December 13, 2024, at 12 PM.

Tender Reference is PAN2751. Tenders will be submitted electronically as per the tender form and via the Councils procurement system - Proactis Portal.

Interested parties are required to register their details via the Proactis Portal, receiving access to the tender form and developer information pack via the below link: <https://procontract.due-north.com/Login>

Please note that that the Sellers are not obligated to accept the highest offer or indeed any bid submitted during the marketing process.

VIEWINGS

The land can be viewed at any time during daylight hours from the highway frontage. Access to the land for viewing purposes is strictly by appointment only. Neither the Vendors nor their agents accept responsibility for the health and safety of individuals on the site.

FURTHER INFORMATION

For further information and to arrange a viewing, please contact Rupert Harrison FAHV FRICS in our Loughborough Office on 01509 243720.



Plan

For further information please email rural@sheldonbosleyknight.co.uk