



Mixed use development land opportunity STPP

Land off Wolsey Road, Coalville, Leicestershire, LE67 3TU

### Offers Invited

- Edge of town centre location
- Extending to some 4.14 ac (1.68 ha).
- Suitable for a variety of uses STPP
- Return frontage onto Baker Street
- Partially cleared site
- Potential to site build

#### Approximate distances:

- Junction 22 M1 5 miles
- Ashby de la Zouch 5 miles
- Leicester 13 miles
- Tamworth 18 miles
- Nottingham 25 miles

#### Viewings and further information:



Kevin Benson  
kevin.benson@  
fishergerman.co.uk  
**01777 719148**  
**07748 634848**



Luke Brafield  
Luke.brafield@  
fishergerman.co.uk  
**01530 567472**  
**07468 860081**

# Land of Wolsey Street, Coalville, Leicestershire, LE67 3TU

## Location

The site is situated fronting onto Wolsey Road which lies off Mantle Road which in turn provides access into the town centre of Coalville approximately 200m from the site in a southerly direction. The site also has a partial return frontage onto Baker Street. The surrounding uses are predominantly industrial albeit there are a number of retail uses in close proximity to the site and a number of nearby buildings are currently being utilised for uses outside B1, B2 & B8. The site sits adjacent to further land and buildings that may offer additional development opportunities and a potential to site build.

Coalville is a town in north west Leicestershire. It has a population within one mile of some 14,162 persons, increasing to 48,794 within a three mile radius. The town has excellent transport links sitting on the A511 between Junction 22 of the M1 motorway and Burton on Trent to the north west which provides access to the A38. The property also has excellent access via the M42 into Birmingham and Nottingham to the north east. Coalville is a former mining town and has seen significant investment in industrial and logistics operations and is also the administrative centre for North west Leicestershire District Council.

## Description

The property comprises the site of a former needle factory which has since been demolished except for the retention of a small building to the north east portion of the site. The total site extends to approximately 4.14 acres (1.68 hectares) with levels being fairly consistent which should aid its development.

A feature of the site is the potential to service this from both Wolsey Road, Baker Street with the site having frontage onto all of the aforementioned roads, giving the site a relatively large degree of flexibility in its potential design.

Discussions have been undertaken with North West Leicestershire District Council and it is clear from those discussions that the local authority are keen to see this site and indeed the surrounding areas developed out to aid the regeneration of the town of Coalville. We understand that the site is likely to be capable of uses such as retail (non food), employment, leisure and in our opinion the site may suit some form of mixed use development. It is also apparent from the surrounding buildings and sites that there could be a potential for a developer to consider site building to provide a more comprehensive development with this site forming a major element of such a scheme.

## Planning

The site is within the settlement boundary of Coalville however there is no specific employment designation attached, this provides flexibility going forwards. The site has previously enjoyed planning consent for a supermarket but that consent has now lapsed. In discussions with North West Leicestershire District Council, due to the site being Brown field and emphasis being placed on the regeneration of Coalville there are likely to be a number of development opportunities for the site. However, it is evident that the local authority would likely resist any plans for food retail similar to that which consent which lapsed.

While no formal pre-application advice has been sought a meeting did take place with the local authority in October 2015. Within that meeting it is clear that the council very much want to encourage development of this site and are relatively open-minded about the uses that could be brought forward. The local authority are also interested in discussing the site as part of the Coalville Project which is essentially a redevelopment programme to improve the quality and appearance of the town centre and encourage investment within the area.



Further details regarding planning can be obtained from North West Leicestershire District Council on 01530 811215.

## Holding Costs

Due to the demolition of the previous factory we understand the property has been deleted from the Rating List, as such there are no business rates payable for the site. Therefore holding costs will be generally minimal.

## VAT

We understand that the site is not elected for VAT.

## Services

No local authority searches have been undertaken to identify the position of services but it is understood that the site has previously benefited from all mains services. It will be up to the eventual purchaser to identify themselves the location, suitability, connection and capacity of those services. We must stress that none of the services have been checked or tested.

## Tenure

The property is freehold. The site has a restricted covenant over part of its area that may prevent its use for a hotel or public house. A copy of the land register and title plan are available from the selling agents.

## Terms

Our client is willing to consider bids that are subject to obtaining planning consent. Our clients preferred route would be to achieve an early exchange of contracts with delayed completion conditional upon the purchaser obtaining a planning consent for their proposed scheme.

Due to the potential varied use of the site offers are being invited on either a conditional or unconditional basis.

## Highways

No formal highways search has been undertaken but it is understood that Wolsey Road, Baker Street and Market Street are adopted and maintained at the public sectors expense.



## Viewings and further information

The site is easily viewed from Wolsey Street but is at present fenced with a heras type system. Interested parties wishing to gain access to the site can do so by contacting either Kevin Benson or Luke Brafield on the contact details within this brochure.

Any queries should be directed to Kevin Benson or Luke Brafield on 01777 719148 or 01530 567472

# Site Plan

All plans are for identification purposes only.

