

# RESIDENTIAL DEVELOPMENT SITE FOR SALE

Land East of Scalford Road, Melton Mowbray, Leicestershire. LE13 1LH



**BARWOOD**  
LAND



## INTRODUCTION

**Mather Jamie and Hawksmoor are instructed as joint agents to market a residential development opportunity situated in the desirable market town of Melton Mowbray.** The Site is located on the northern fringe of the market town and forms part of the Melton North Sustainable Neighbourhood, benefitting from a Resolution to Grant Outline Planning Permission for the erection of 575 new dwellings, all matters reserved except access.

The Illustrative Masterplan shows a range of house types off a network of roads with the provision of play areas, surface water attenuation and other facilities and infrastructure.

The Site is offered for sale as a whole by Informal Tender. Consortium offers will be considered.

The deadline for submission of tenders is **12 noon on Thursday 24th July 2025**. All offers must be submitted in accordance with the tender pro-forma which is located within the Data Room or available upon request.

Further information is available via the joint selling agents, Mather Jamie and/or Hawksmoor.

## JOINT AGENTS



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# LAND EAST OF SCALFORD ROAD, MELTON MOWBRAY

## LEICESTERSHIRE, LE13 1LH

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**A residential development Site situated in the attractive market town of Melton Mowbray, benefitting from a Resolution to Grant Outline Planning Permission for 575 new build dwellings.**

**The Site extends in all to 71.19 Acres (28.81 Ha) or thereabouts and is being offered for sale as whole.**

## LOCATION

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Melton Mowbray is a sought-after market town in the Melton District in Leicestershire and home to the famous Melton Mowbray pork pie. The Site is approximately 19 miles (31km) north-east of Leicester and 20 miles (32 km) south-east of Nottingham. The town benefits from a range of local amenities including, but not limited to, a hospital, pharmacy, supermarkets, several high-end gastro pubs, veterinary, surgeries and a golf course.

Melton Mowbray has a train station which connects to Leicester, Cambridge and Birmingham New Street amongst others.

There are several primary schools located within Melton Mowbray, the Site is in close proximity to Brownlow and Grove Primary Schools (both rated “good” by Ofsted in 2023). In addition, there are two secondary schools, the closest of which is located adjacent to the Site is John Ferneley College (rated “good” by Ofsted in 2020). The Site also boasts excellent connectivity via the A607 and A606, which provides connection to the A46.

Private education establishments are close by including Oakham School (12.6 miles), Ratcliffe College (13.3 miles), King’s School Grantham (16 miles) and Loughborough Schools Foundation (16.9 miles).

## THE SITE

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The Site offers an excellent opportunity to build a highly desirable scheme in one of the most attractive towns in north Leicestershire. The Site extends to 71.19 Acres (28.81 Ha) or thereabouts. The Site is contained on its west by Scalford Road and a live application submitted by Taylor Wimpey for 480 units to the east. To the north lies the Melton Mowbray Distributor Road, which is under construction and is expected to be completed in mid-2026. Directly to the south of the Site is Melton Country Park and a live application by William Davis for up to 175 units.

The Site lies on the opposite side of Scalford Road, adjacent from Bloor Homes’ “Stapleford Heights” scheme, which is currently on sale consisting of 400 units.

## SITE ACCESS

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The Site has the benefit of access directly from the fourth arm of a roundabout on Scalford Road, which was approved as part of the Outline Planning Permission and has been constructed by Bloor Homes.

It must be noted that there is an Option to acquire a strip of land on the main Site access to facilitate delivery of the scheme. The Option can be viewed within the data room.

## PLANNING PERMISSION

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The Site benefits from a Resolution to Grant Outline Planning Permission. The application reference is **21/00973/OUT** and the application allows for erection of 575 new dwellings with all matters reserved except access. The planning application was supported by an Illustrative Masterplan; a copy of which is available on the Data Room.

A full suite of documents and plans which were submitted as part of the application are available from the Data Room.



## HOUSING MIX

The indicative Site layout submitted with the Outline Planning Application does not specify a market housing mix.

## SECTION 106 AGREEMENT

The Section 106 Agreement is at an advanced stage of preparation and is anticipated to be concluded in June. It contains the following obligations (List not exhaustive, sums to be index linked):

- **Affordable Housing requirement – 7.5%**
- **Education contribution - £15,382.76 per dwelling**
- **Healthcare contribution - £482,154.75 (£838.53 per dwelling)**
- **Highways contribution – £5,347,766.72 (£9,075.83 per dwelling)**
- **Melton Country Park contribution -£359,200**
- **Sports Pitches – 1.91ha of land at the development to provide one adult sports pitch and one informal kickabout pitch**
- **County Council monitoring**
- **Borough Council monitoring**

The S.106 contributions will be the responsibility of the Purchaser and due consideration should be given within any offer submitted. The Vendor will retain protections within the sales contract to recover value in the event of the Purchaser successfully reducing the Section 106 burden.

## AFFORDABLE HOUSING

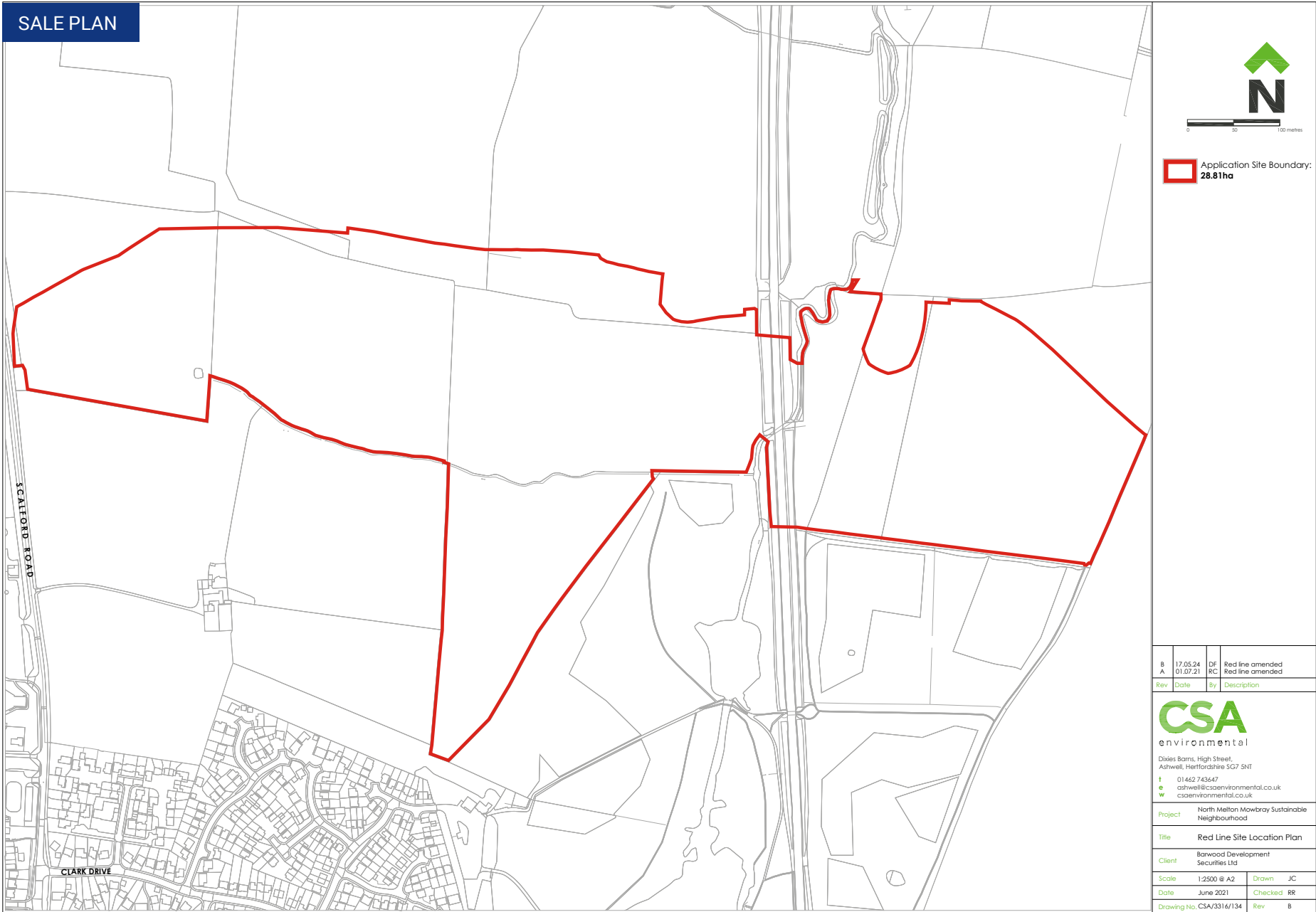
The Section 106 Agreement requires **7.5%** of dwellings to be delivered as Affordable Housing. The Tenure split is **50%** First Homes and **50%** Affordable Rent Units.











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AERIAL - LOOKING SOUTH EAST





AERIAL - LOOKING WEST





## CURRENT SITE USE

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The Site has two points of access, one from Scalford Road and the other from Melton Spinney Road. However, access for development purposes will follow the routes shown on the Illustrative Masterplan.

The land east of Scalford Brook will benefit eventually from an agricultural access directly from the Melton Mowbray Distributor Road. The Site is currently farmed as grassland.

## AUTHORITIES

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Water: [www.stwater.co.uk](http://www.stwater.co.uk)

Gas: [www.cadentgas.com](http://www.cadentgas.com)

Electricity: [www.nationalgrid.co.uk](http://www.nationalgrid.co.uk)

Local Authority: [www.melton.gov.uk](http://www.melton.gov.uk)

Highways: [www.leicestershire.gov.uk](http://www.leicestershire.gov.uk)

## VALUE ADDED TAX

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The Site will be opted to tax for VAT purposes prior to sale and VAT will therefore be payable on the purchase price. A copy of the option to tax is available in the information pack.

## UTILITIES

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A budget utilities quote was commissioned by Barwood Land from GTC (dated 10th April 2025) to support the Outline application. The utilities report identifies the existing infrastructure which lies within the vicinity of the Site and a copy is available on the data room.

## LAND REGISTRY

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The Site is registered freehold title absolute under Land Registry titles LT279528 & LT316452. A copy of the title plans and registers are available within the data room.

## TENURE

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The Site is offered for sale freehold with vacant possession to be made available upon completion. Land holdings are currently farmed in Hand.

It must be noted that there is a Option to acquire a strip of land on the main Site access to facilitate delivery of the scheme. The Option can be viewed within the data room.

## RIGHTS OF WAY

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A footpath is located through the centre of the Site, running parallel with Scalford Brook.

## DATA ROOM

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A website dedicated to the sale can be found via the link below:

[Scalford Road – Data Room](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration.

**Please click 'No Account? Register here' and create an account to gain access.**

The agent will endeavor to ensure that letters of reliance for the various reports are provided to the Purchaser of the site where necessary.

## BOUNDARIES

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The Agent will make reasonable endeavours to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.



## PLAN, AREA & DESCRIPTION

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. The plans contained within these particulars are Indicative only. The purchaser shall be deemed to have satisfied themselves as to the description of the land. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

## PHASE II SITE APPRAISAL

The Site has been assessed by KAB Geo-Solutions Ltd. They conclude that the site has low risk for geotechnical hazards and very low to negligible risk for contamination hazards.

## GEO-ENVIRONMENT DESK STUDY

The Site has been assessed by PJA. It concludes that the Site is located within an area of low-moderate risk from radon and, as such, radon protection measures are not considered to be required as part of the proposed development.

## AIR QUALITY ASSESSMENT

The Site has been assessed by Hoare Lea and it is considered that air quality should not be viewed as a constraint and the proposed development conforms to the principles of the NPPF and the MBC Local Plan.

## ARBORICULTURE

The Site has been assessed by Barton Hyett Associates. The report deemed the proposed development as acceptable from an Arboricultural perspective. The loss of trees can be mitigated in the long term. A further Arboriculture assessment of the detailed site layout at the reserved matters stage will need to be undertaken.

## FLOOD RISK & DRAINAGE

PJA have assessed the Site and concluded that the majority of the Site falls within Flood Zone 1. The Site is not at risk of flooding and a sustainable drainage solution can be provided to serve the proposed residential-led development without increasing the risk of flooding on or off site during its lifetime.

## NOISE IMPACT ASSESSMENT

Hoare Lea have assessed the Site and found that even with the MMDR Operational, it has been demonstrated that the Site is suitable for residential units subject to a scheme of building envelope sound insulation being developed at the detailed design stage.

## ECOLOGICAL ENHANCEMENT STRATEGY

The Site has been assessed by CSA Environmental. Landscape proposals have been designed around existing landscape framework, taking regard of habitats within the wider landscape, including the adjacent Melton Country Park.

## HERITAGE ASSESSMENT / ARCHAEOLOGY

CSA Environmental undertook a Heritage Desk-based Assessment, where it was found that the development would not adversely impact the significance of any designated heritage assets.

An Archaeological evaluation was undertaken by Cotswold Archaeology. A total of 104 trenches were excavated within the Site. The evaluation recorded that remains associated with Iron Age and the Roman period are located in three discrete areas within the Site. A scheme of investigation will be conditioned. A WSI has been agreed with the curator and quotes for the intrusive investigation have been obtained - please refer to the Data Room.



## HIGHWAYS

The Transport Assessment was conducted by PJA and demonstrates that the Site is located in a sustainable location and the cumulative impacts of the proposed development are not severe. The Site will be accessed directly from the fourth arm of a roundabout on Scalford Road, which was approved as part of the Outline Planning Permission and has been constructed by Bloor Homes.

## VIEWINGS

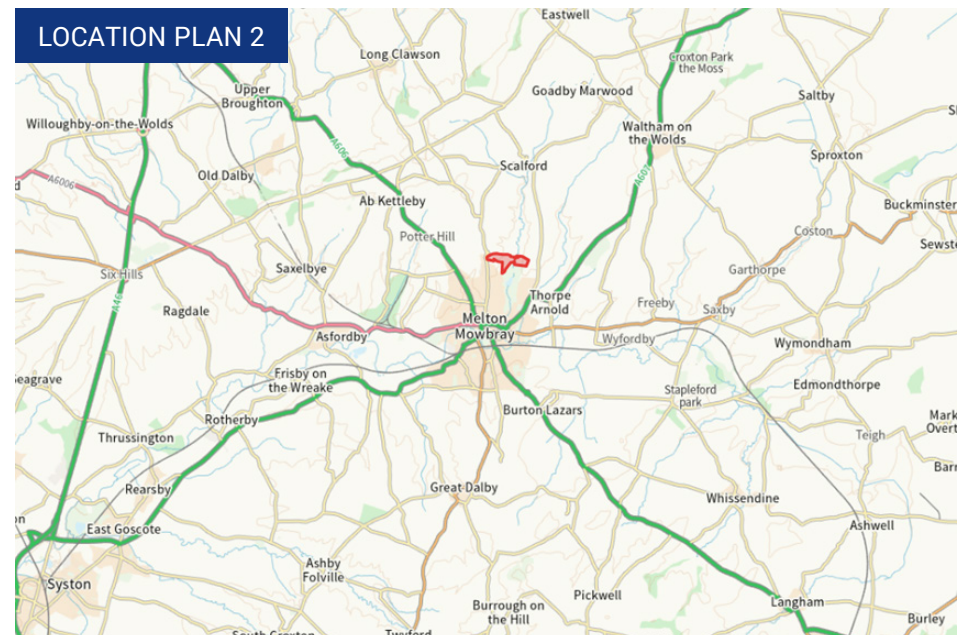
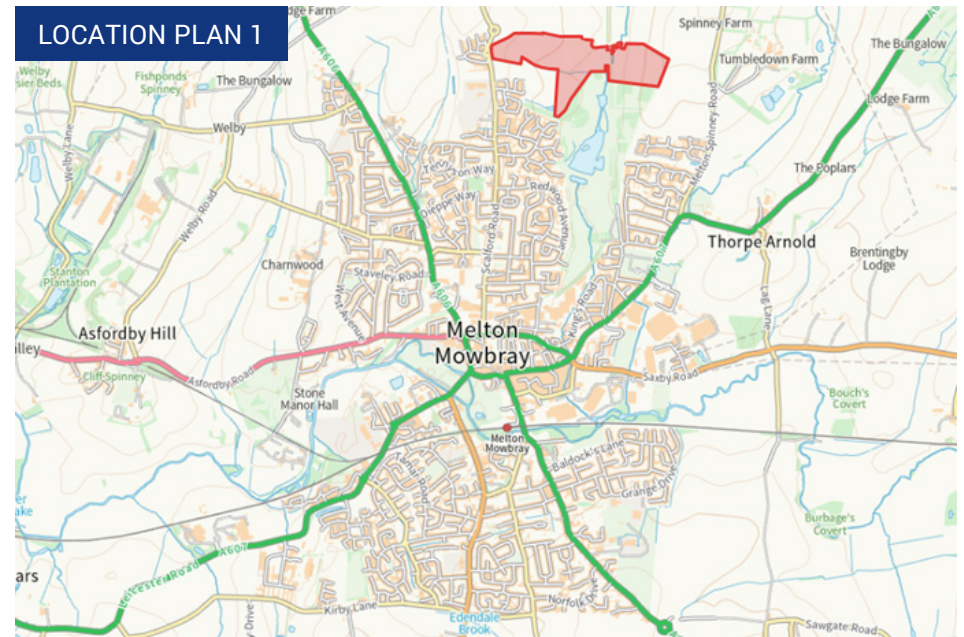
Viewings of the Site **must** be arranged with Mather Jamie and Hawksmoor in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the Site, and any persons taking access do so entirely at their own risk.

## METHOD OF SALE

The Site is offered for sale as a whole by Informal Tender, consortium offers will be considered. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the Data Room listed above. Interested parties are invited to submit offers in respect of the Site either on a conditional and/or unconditional basis however the Vendors' preference is to sell on an unconditional basis.

## SALE TIMETABLE

- Offers are invited from interested parties by **12 noon on Thursday 24th July 2025**.





# ANTI MONEY LAUNDERING REGULATIONS

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As part of the Anti Money Laundering Regulations, we are required to obtain full identification (e.g. Photo ID and recent utility bill as proof of address) of a potential Purchaser prior to accepting any offer on a property.



## MATHER JAMIE

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### Chartered Surveyors

3 Bank Court,  
Weldon Road,  
Loughborough,  
Leicestershire,  
LE11 5RF

Tel: **01509 233433**

Website: **[www.matherjamie.co.uk](http://www.matherjamie.co.uk)**



## HAWKSMOOR

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### Chartered Surveyors

Suites 1 & 2,  
City Point,  
Swan Road,  
Lichfield,  
WS13 6QZ

Tel: **01543 266660**

Website: **[www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)**

#### IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty. This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued June 2025.