



RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND OFF RATBY LANE, MARKFIELD, LEICESTERSHIRE

Silver Fox Development Consultancy



E A LANE & SONS
CHARTERED SURVEYORS



INTRODUCTION

The Landowner has instructed EA Lane & Sons and Mather Jamie as joint agents and working together with Silver Fox Development Consultants to market a residential development opportunity comprising the following:

Land at Ratby Lane, Markfield - 4.20 Acres (1.70 Ha)

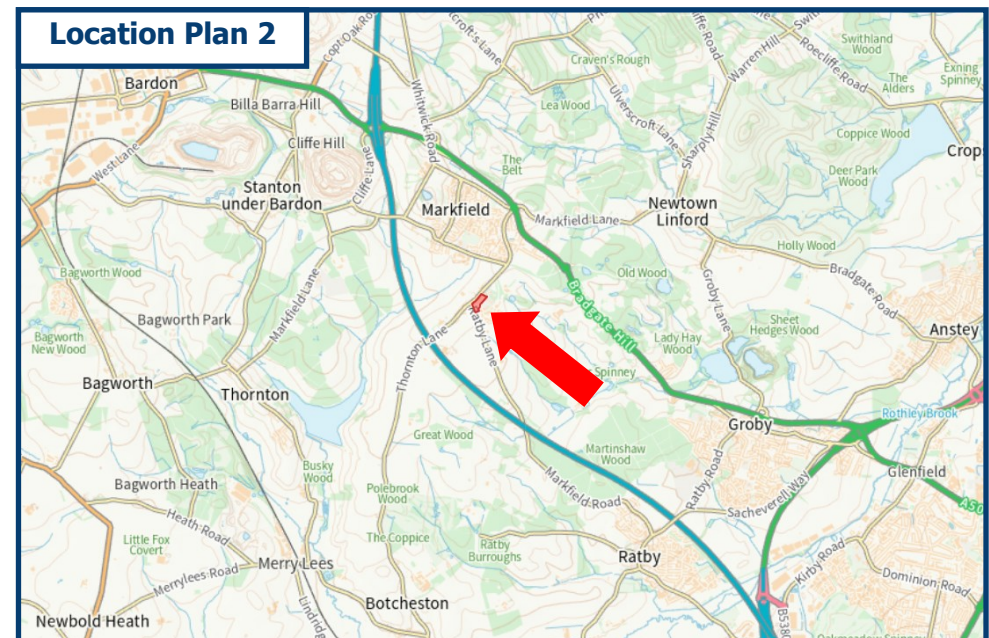
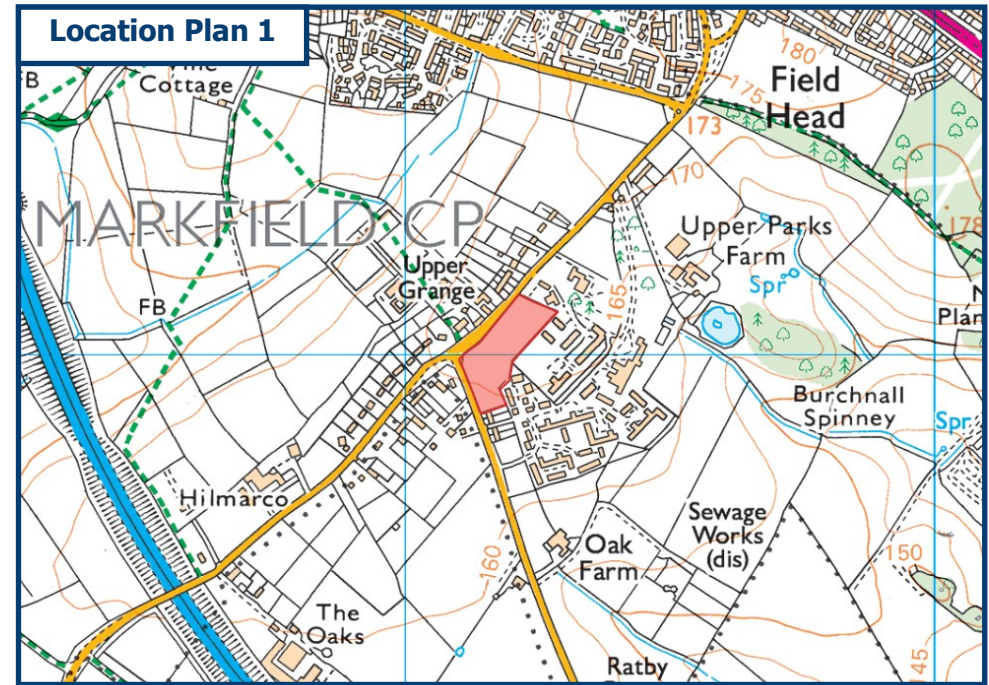
The Landowner is seeking a Development Partner with the relevant track record and expertise to promote the Site, secure planning permission and to realise the latent development value of the land through a land sale or purchase.

Offers are being invited from a target audience, including land promoters and housebuilders, based on one of the scenarios detailed below:

Option 1 - Option Agreement

Option 2 - Planning Promotion Agreement

Offers are invited from interested parties by: **Midday on Wednesday 11th June 2025.**



SITE LOCATION & CONTEXT

The Site is an open field located on the south-eastern side of Ratby Lane, Markfield and is circa 1.7 hectares (4.20 acres) in size. The Site is currently agricultural land used for occasional grazing.

The Site is bounded by Ratby Lane to the north-west and south-west. On the other side of Ratby Lane is residential development with large gardens. The Markfield Court Retirement Village and Markfield Court abut the Site to the south and south-east and to the immediate east is the Markfield Institute of Higher Education. The Site is bounded by mature trees and hedgerows.

The Site is located 8.5 miles from the City of Leicester and is well connected to the National Motorway network with Junction 22 of the M1 in close proximity. The Site is located approximately 10 miles from Leicester Railway Station which provides a direct train link to London St Pancras and connections to the wider railway network.

Markfield benefits from a full range of facilities including good public transport links to higher order towns, shops, schools, pubs, recreational and community facilities.

There is no public access across the Site. Access to the Site is presently is taken off Ratby Lane.

View Along Ratby Lane - Site On Left



Ratby Lane Junction - Site on Right



PLANNING POLICY CONTEXT

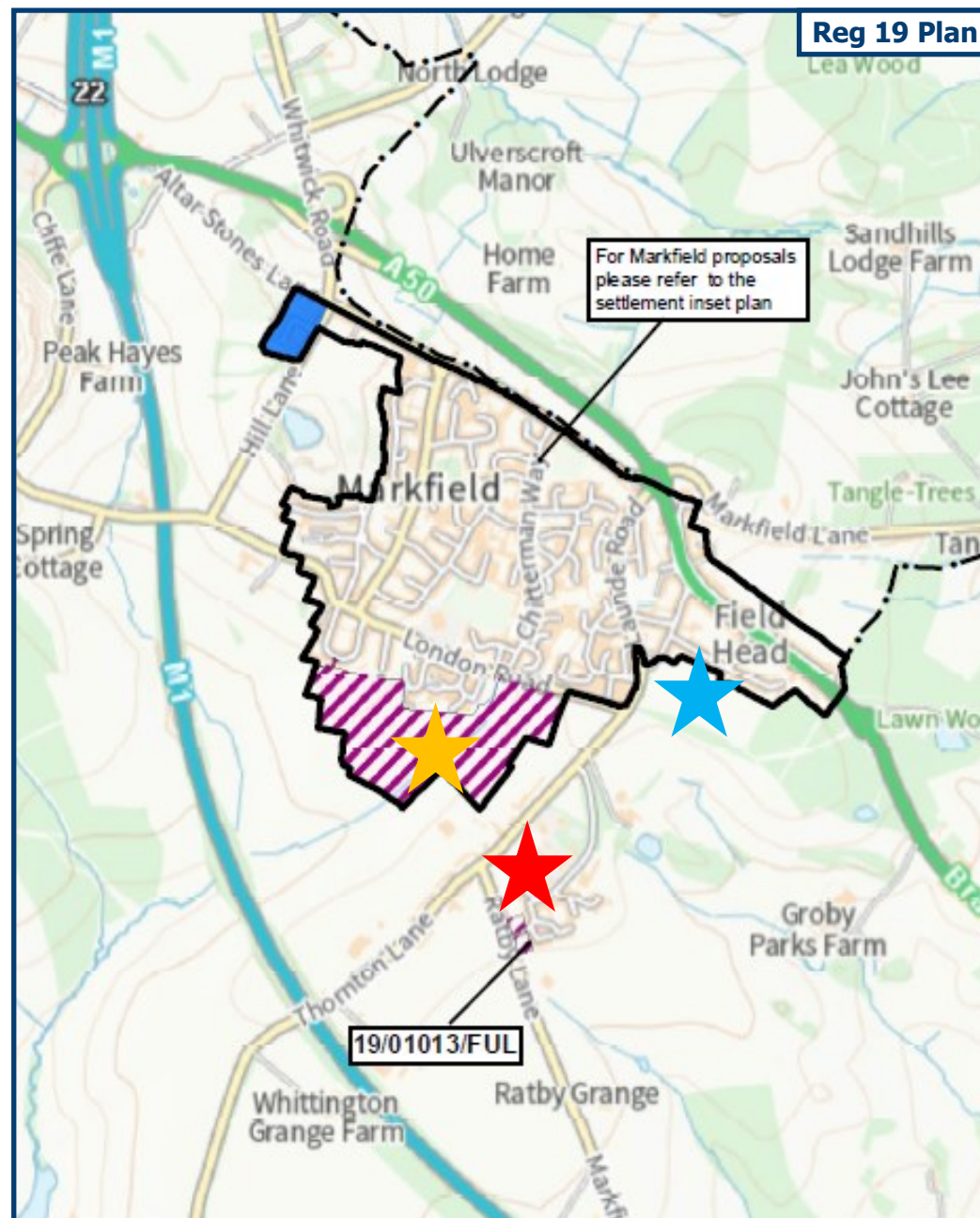
The Site is located wholly in the administrative boundaries of Hinckley and Bosworth. The development plan comprises the Hinckley and Bosworth Core Strategy (2009), the Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2016) and the Markfield Neighbourhood Plan 2020-2039 (made September 2021). The adopted Core Strategy determined that Hinckley and Bosworth would have to deliver 9000 homes between 2006 and 2026 (the plan period).

HBBC are reviewing the current local plan which will plan for the period 2024-2045 and replace the Core Strategy and SADM.

Following the publication of a Regulation 18 in June– August 2021 and a Regulation 19 in February– March 2022, HBBC undertook a further version of the Draft Plan (Reg 18) which was consulted upon in the summer of 2024. This latest Regulation 18 was deemed necessary as emerging evidence was suggesting that the previous spatial strategy may not have been deliverable.

The latest Local Development Scheme (March 2025) concluded that following the changes to the standard housing method in December 2024, the Council have indicated that additional housing sites would be needed over and above those identified in the 2024 Regulation 18. Therefore the Council have scheduled an update to evidence in order to reflect the new NPPF/NPPG, which is currently taking place. A further Regulation 18 consultation is scheduled for September/October 2025. The latest LDS estimates that the plan will be adopted in late 2027.

Markfield is defined as a Key Rural Centre due to the local services and facilities it has in place. The Core Strategy Policy 7 states that in Key Rural Centres housing will be provided within the settlement boundaries to provide for a mix of housing. The existing Site Allocations and Development Management Policies DPD (Borough wide policies map July 2016) shows that the Site lies outside the settlement boundary for Markfield and is in the countryside under policy DM4 Safeguarding the Countryside and Settlement Separation. However, it is noted that the emerging policy maps will include the recent Jelson Homes development and the forthcoming Taylor Wimpey allocation which will extend the settlement boundary towards the subject Site.



★ Jelson Homes ★ Taylor Wimpey ★ Site

PREVIOUS PLANNING HISTORY

APPLICATION—20/00848/FUL

The Site has historically been promoted for the development of 49 affordable homes. The Option Agreement with that developer has now lapsed.

That full planning application was made to the local planning authority and registered under application reference 20/00848/FUL and included details of associated infrastructure, access and areas of open space. Site access was proposed from Ratby Lane. Details of that application are contained in the following link:

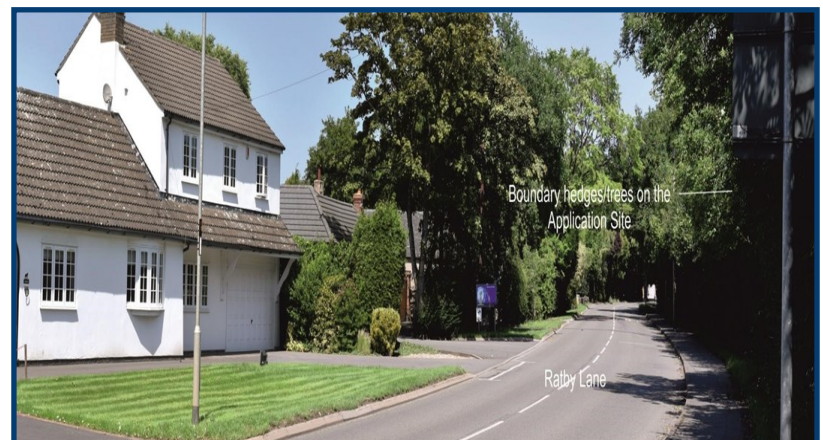
[Link to application](#)

The application established there are no technical, environmental or other constraints to preclude development of the Site.

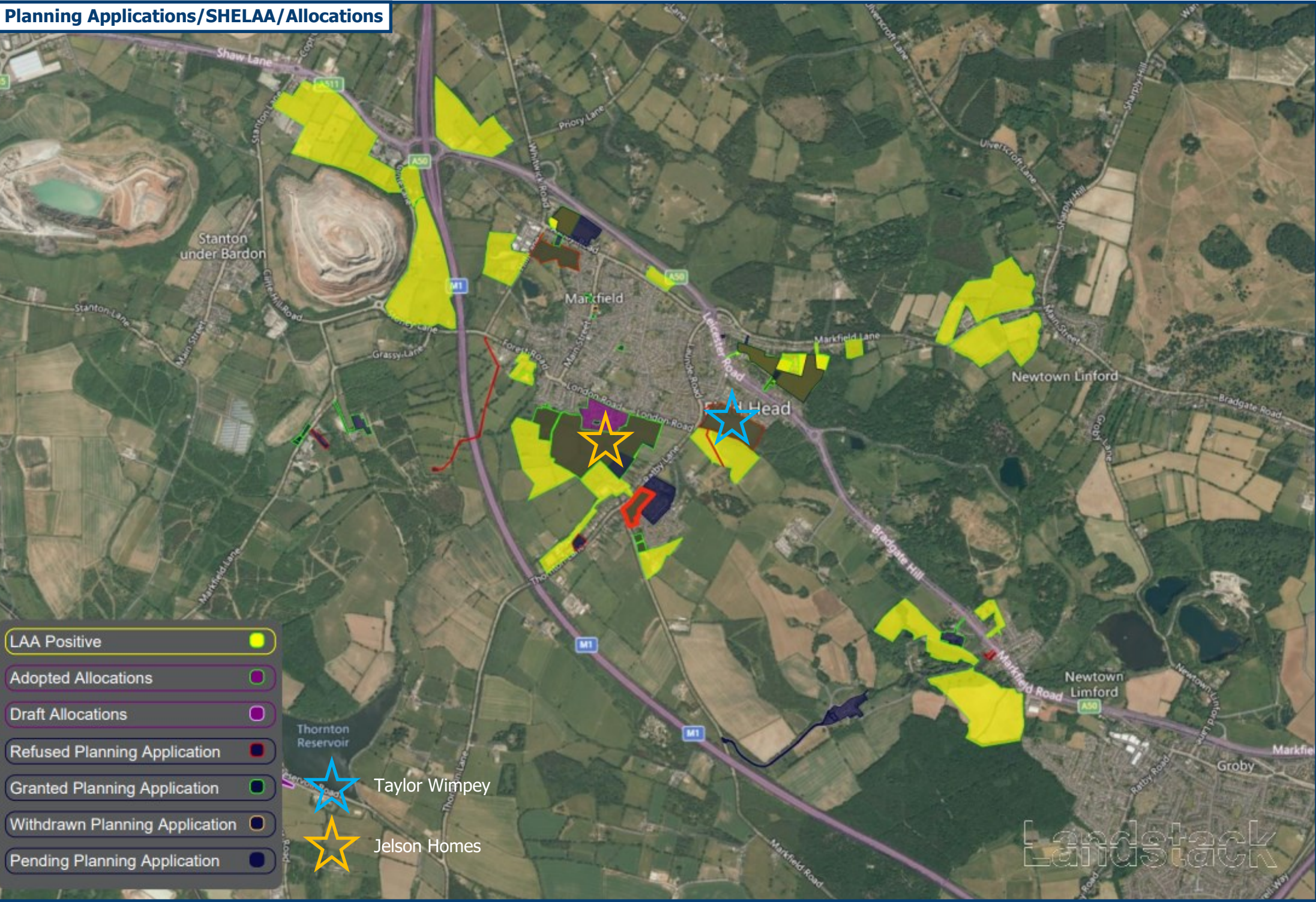
However, it was refused on 15th February 2022, with the key issue being the principle of development. The reasons for refusal are contained in the link above to the application. The key arguments put forward by the applicant's planning consultants, Marrons Planning, set out the key issues and the reasons why the proposal would not have resulted in any harm to interests of acknowledged importance. Reasons 3 and 4 were considered to be 'makeweight' reasons.

A further key consideration in the application process was the issue of housing land supply in the Borough in the context of the current Markfield Neighbourhood Plan, the application of the 'tilted-balance' and the provisions the National Planning Policy Framework.

Matters in this regard have moved on since the refusal. The Government published a revised method for calculating housing need in December 2024. The change has resulted in a significantly increased housing need for the Borough from 432 dwellings per annum to 649 dwellings per annum. At a recent appeal (APP/K2420/W/24/3348387), the Council confirmed that it could not demonstrate a 5-year housing land supply; 3.55 years was reported. The Neighbourhood Plan will also be 5 years old in 2026.



Planning Applications/SHELAA/Allocations



RELEVANT PLANNING APPLICATIONS IN THE AREA

Markfield Conference Centre, Ratby Lane, Markfield (adjoins Site)

- **Type & Reference:** Full—20/00887/FUL
- **Applicant:** Demolition of existing conference centre and a residential building and erection of a new conference centre, including indoor sports facility, and new residential building with associated landscaping.
- **Date Validated:** 1st September 2020
- **Decision:** Pending

Land off London Road, Markfield

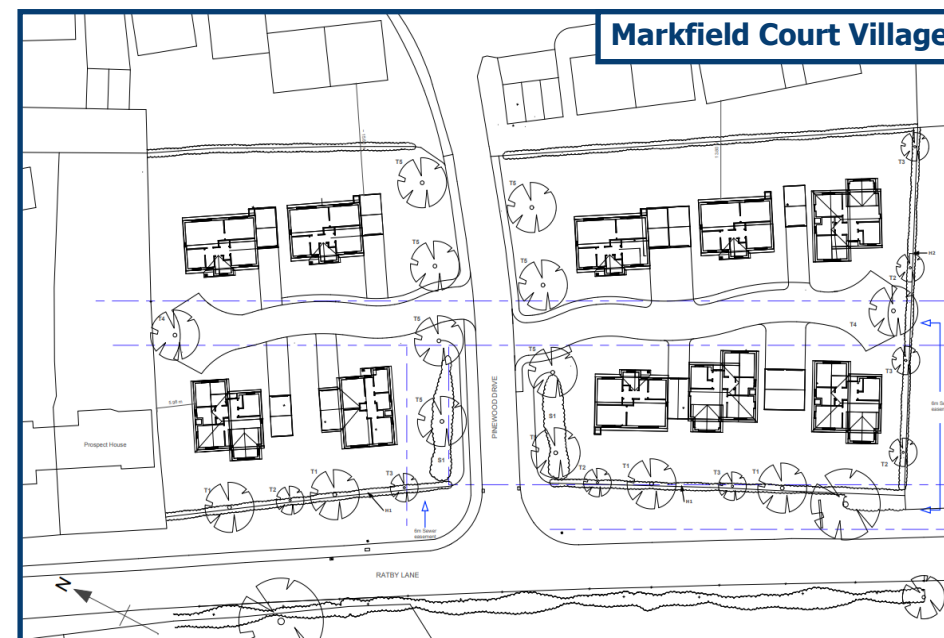
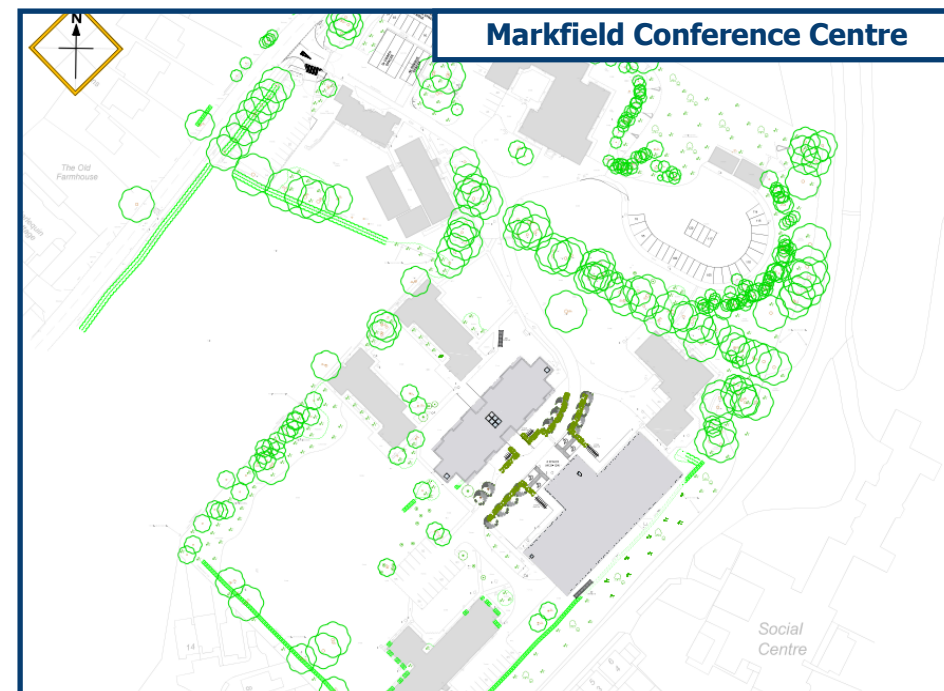
- **Type & Reference:** Full — Ref: 20/01283/FUL
- **Applicant:** Jelson
- **Proposal:** Residential development of 282 dwellings including provision of public open space, associated infrastructure and engineering works and demolition of Vine Cottage.
- **Date Validated:** 7th December 2020
- **Decision Date:** 30th September 2021
- **Decision:** Granted

Land South of Pinewood Drive, Markfield

- **Type & Reference:** Outline - Ref: 19/01013/FUL
- **Applicant:** Markfield Court Village
- **Proposal:** Erection of 10 bungalows (extension to Markfield Court Retirement Village)
- **Date Validated:** 10th September 2019
- **Decision Date:** 8th September 2020
- **Decision:** Granted

Land South of Jacqueline Road, Markfield

- **Type & Reference:** Outline - Ref: 15/00889/OUT
- **Applicant:** Taylor Wimpey
- **Proposal:** Residential development of up to 140 dwellings and associated infrastructure (outline — access only)
- **Date Validated:** 24th August 2015
- **Decision Date:** 21st March 2016
- **Decision:** Refused (new application expected imminently)



Planning Policy Designations

The Site lies within the Countryside (policy S3), the National Forest (Policy 21) and the Charnwood Forest Regional Park (Policy 22).

Statutory Designations

The Site is located within a Minerals Consultation Area and is not affected by any other statutory designations. The nearest designation is the SSSI (Cliffe Hill Quarry) to the north-west of the Site. The Ancient & Semi Natural Woodland (Lawn/Old Woods) is located to the north-east of the Site.

Flood Risk & Surface Water Drainage

The Site has a very low risk of flood risk from rivers or the sea and a very low risk from surface water in areas.

There are areas of surface water flooding on Site shown on the 'Constraints Plan' on page 11. A suitable drainage strategy with a sustainable drainage system and controlled run off will ensure that drainage is appropriately managed.

Heritage and Conservation

There are no heritage assets on the Site; however, Markfield to the north includes many listed buildings throughout the village. The nearest listed building is the Stepping Stone Farmhouse Grade II Listed. There are several other Grade II Listed buildings throughout the village.

Land Classification

According to Natural England's land classification mapping, the Site is categorised as Grade 3.

Agricultural Tenancies

There are no agricultural tenancies on the land, which is subject only to an occasional grazing licence for sheep or horses.

Services

As part of any proposal for the Site, details of the existing utilities supplies within the local area will need to be assessed by the development partner. This will include a review of the electricity, gas, water, drainage and tele-communications apparatus that are located in the vicinity of the Site.

Public Rights of Way

According to Leicestershire County Council's online mapping service, there are no formal public footpaths running through the Site.

Access & Highways

The Site is currently accessed via a field gate from Ratby Lane.

It is envisaged that the vehicular access to the proposed development would be from the existing adopted highway network off Ratby Lane, at the Sites south-west corner.

Education

The Site is located in close proximity to Mercenfield Primary School (Ofsted Good, dated Oct 2023). The local secondary school provision is South Charnwood High School (Ofsted Good, dated Dec 2024).

Site Constraints Plan



Market Commentary

The following values are being advertised on schemes locally:

Jelson Homes, Hay Meadows, Markfield: The scheme will deliver 282 dwellings. Advertised revenues currently range from £304 per sq ft to £354 per sq ft.

Lagan Homes, Martinshaw Meadow, Ratby: The scheme will deliver 75 dwellings. Advertised revenues currently range from £308 per sqft to £325 per sq ft.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of any rights of way whether public or private, and all easements, wayleaves and restrictions, whether or not specifically mentioned.

Agreement has been reached in principle with the Islamic Foundation to lift a restrictive covenant preventing development of the Site on payment of £40,000 by the developer/purchaser to the Islamic Foundation on legal completion of the sale.

Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs and plans are for identification purposes only. The Development Partner shall be deemed to have satisfied him or herself as to the description of the property.

Viewing

Viewing of the Site is strictly by appointment only and interested parties are asked to contact the Landowners Agents in order to arrange access.

The Landowner nor Landowners Agents accept any responsibility for Health and Safety of individuals when on the land.

VAT

The Landowner reserves the right to charge VAT at the appropriate rate.

Sales Boundaries & Tenures

The land is edged red within the particulars and is held under registered title LT158036.

The Agents will do its best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Development Partner will have to satisfy themselves as to the ownership of boundaries.

Data Room

An online information pack can be found in the dedicated data room - www.ealane.com/data-room

Please be aware that the data room requires users to log in via password which will be provided on request upon contacting E A Lane & Sons office.

Submission Procedure Framework

All submissions must be put forward prior to the deadline, which is **Midday on Wednesday 11th June 2025.**

Submissions can be hand delivered (or sent by recorded delivery) to the offices of Mather Jamie and E A Lane & Sons in an envelope clearly marked with the words

“Land at Ratby Lane, Markfield”.

Alternatively, submissions can be sent by email and will be acceptable if received in advance of the deadline.

All submissions sent by email must be sent to the following email addresses:

noelmanby@ealane.com

robert.cole@matherjamie.co.uk

karla.williams@matherjamie.co.uk

All submissions are required to provide a completed bid submission proforma.

Interested parties are asked to strictly adhere to the following conditions:

- **There is to be no contact or discussion with the Local Planning Authority or other key stakeholder/agency in respect of this opportunity whatsoever.**
- **All correspondence and information pertaining to the site is to be treated as strictly private and confidential.**
- **Bids must respect the submission procedure as set out above and will only be accepted if they provide all the requested information.**

LAND OFF RATBY LANE, MARKFIELD, LEICESTERSHIRE

All Enquiries

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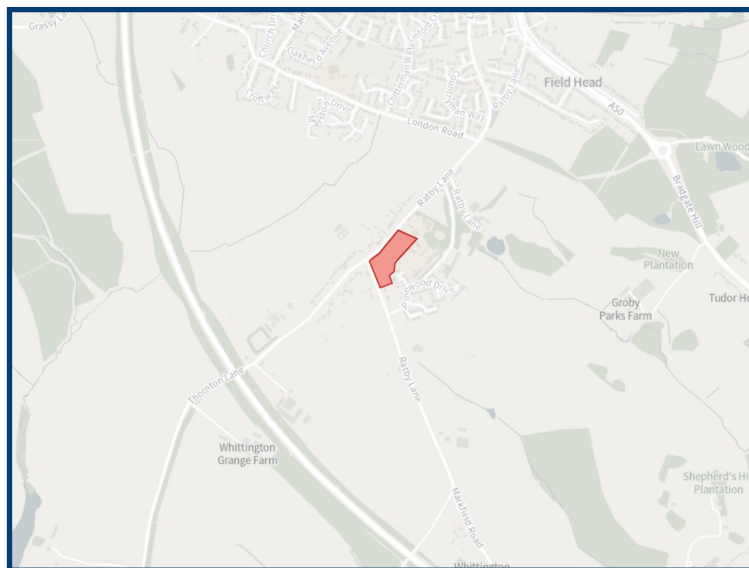
SILVER FOX DEVELOPMENT CONSULTANCY

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IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie and E A Lane & Sons for themselves and the Landowner 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, or E A Lane & Sons for themselves or for the Landowner.
- 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 Landowner does 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 E A Lane & Sons 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 May 2025.