



Land South Of Newbold Road, Barlestone, Leicester, Leicestershire CV13 0DT

Potential Residential Development Site

- ▶ **Site area: approx. 8.20 acres (3.32 hectares)**
- ▶ **Popular village location**
- ▶ **Positive planning history**
- ▶ **Offers invited**

For enquiries and viewings please contact:



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Location

Barlestone is a popular rural village situated approximately 9 miles to the west of Leicester City Centre, 7 miles north of Hinckley and 2 miles north-east of Market Bosworth. According to the 2011 census the village has a population of 2,481.

The village is readily accessible from the A447 trunk road, which lies just to West and provides access to Ibstock to the North and Barwell and Hinckley to the South. To the East, the B582 which runs through the village links in with the A47 trunk road which, again, links with Barwell and Hinckley as well as to the general Leicester conurbation and the National Motorway Network.

In terms of amenities, the village benefits from a primary school, 2 Public Houses, a Co-operative convenience store, a hairdresser and a number of hot food takeaways.

Within Barlestone itself, the subject site occupies a position to the south side of Newbold Road to the east of the centre of the village. Access into the site lies adjacent to 100 Newbold Road.

Description

The site comprises a greenfield site extending in total to approximately 8.20 acres that is currently used for agricultural purposes.

Accommodation

	Hectares	Acres
Site	3.32	8.20
Total	3.32	8.20

Measurements are quoted in accordance with the RICS Property Measurement Second Edition.

Planning

The site currently lies within the boundary of Barlestone Parish, although outside of the settlement boundary as defined by the Barlestone Parish Neighbourhood Development Plan 2020-2039. The site was however identified as a potential residential development site within the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2024, in response to the Local Authority's call for sites.

No further planning investigation work has been undertaken, and parties are advised to speak to the agents or to the Local Planning Authority at Hinckley & Bosworth Borough Council for further information on 01455 238 141.

Tenure

The site is freehold.

Proposal

Expressions of interest are sought on the basis of a sale of the freehold interest in the land on either a conditional or unconditional of planning basis.

Overage

The sale may be subject to overage conditions, dependent upon the final agreement.

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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