

# LAND AT START FARM BURBAGE, HINCKLEY



17.1 acres (6.92Ha)

**FOR SALE**

## Location

This 17.1-acre site is superbly located just south of Junction 1 of the M69 motorway, offering excellent connectivity in the heart of the Midlands. Positioned at LE10 3JA, the plot provides a prime opportunity for industrial, warehousing, or commercial development (subject to planning), with direct access to established transport routes.

The M69 offers fast links to the M1 (J21) and M6 (J2), connecting the site to major regional centres including Leicester, Coventry and Birmingham. The nearby A5 further strengthens access across the Midlands and beyond, making it ideal for businesses requiring efficient distribution.

Both East Midlands and Birmingham Airports are within an hour's drive, adding to the site's appeal for occupiers needing national or international reach. Its central location and excellent infrastructure make it a highly attractive option for strategic development.



## SAT NAV: LE10 3JA



BOUNDARIES ARE INDICATIVE ONLY

	Distance	Time
M69 (Junction 1)	0.5 miles	1 minute
M1 (Junction 21)	9 miles	12 minutes
M6 (Junction 2)	10 miles	14 minutes
Leicester	13 miles	20 minutes
Birmingham	30 miles	34 minutes
Central London	100 miles	2 hours
East Midlands Airport	28 miles	35 minutes
Birmingham Airport	23 miles	30 minutes
Port of Liverpool	100 miles	2 hours

## Description

The site comprises approximately 17.1 acres (6.92Ha) and located off the A5, close to its junction with the M69. The land provides agricultural land, along with the Farm House and adjoins Hinckley Park (IM Properties) at the northern end of the site. Occupiers include Amazon, DPD and Octopus Energy.

The site is accessed via an access road off the A5 at the southern end of the site. Adjacent to the site is Leonardo Hotel Hinckley Island that provides conference and hotel facilities.

The subject site has only been operated as a farm with the land being used for both grazing and cropping. The farmhouse is situated at north-eastern end of the site and is accessed via a long driveway that leads from its junction with the A5 through the site and running parallel with the M69 at the north end of the site. To the east lies land outside the vendor's ownership and situated immediately to the north of Hinckley Park.



## Town & Country Planning

The site is situated within Hinckley & Bosworth Borough Council. The Local Planning Authority has carried out a Call for Sites Process (31st July – 27th September 2024). The site has been proposed to form the New Local Plan (2020 – 2041) and within its Employment Land for the purposes of B2 & B8 development.

Hinckley & Bosworth Council have adopted a new Local Development Scheme on the 6th March 2025 and have provided the following key dates.

Public consultation on further Draft Plan (Regulation 18) for 6 weeks	September 2025 - October 2025
Public consultation on submission Draft Plan (Regulation 19) for 6 weeks	March – April 2026
Submission to Secretary of State (Regulation 22)	November 2026
Estimated date for examination	Early 2027
Programmed date for adoption	Late 2027

## Tenure

The property is a Freehold Tenure. Land Registry Title LT376813 & LT226197.

## Services

We have not carried out any surveys including Ground Surveys. Therefore, we are unable to verify the location and capacity of existing services. It is proposed that interested parties will make their own enquiries.

**Development Land For Sale**

**17.1 acres (6.92Ha)**

## Overage

An Overage Agreement will form part of any Contract for Sale, subject to Contract and negotiations.

## VAT

The land comprises agricultural land and is therefore exempt from VAT.

## Legal Costs

Each Party to bear their own legal costs.

## Anti Money Laundering

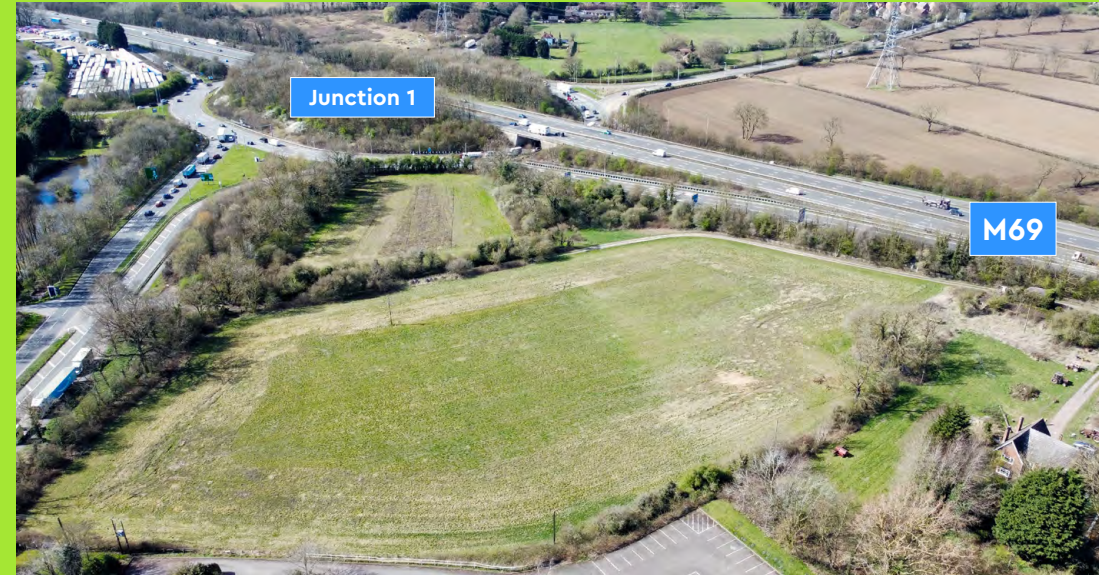
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Further Information

The Landowners have not commissioned any surveys to support the sale, however, limited information can be provided by the Sole Selling Agents.

## Proposal

We are seeking Expressions of Interest in the Freehold Title for the site on an unconditional basis. Subject to acceptable offers, we propose that a selected party will enter into a lock-out period to carry out surveys.



## Contact

**Eddisons**

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