



A 9.1 acre site, consisting of a former market garden, arable field and residential property in the Leicestershire town of Shepshed.

Rosconn assembled the three parcels which had been in three different ownerships into a single site for a comprehensive residential development.



Number of Homes:

 **77**



Site Size:

9.1
Acres

Local Authority:



**Charnwood
Borough
Council**



Purchaser:

**Strata
Homes**



Difference between
highest and lowest bid:

41.2
%



Promotion Agreement
Exchanged:

**June
2014**



Planning Application
Submitted:

**May
2014**



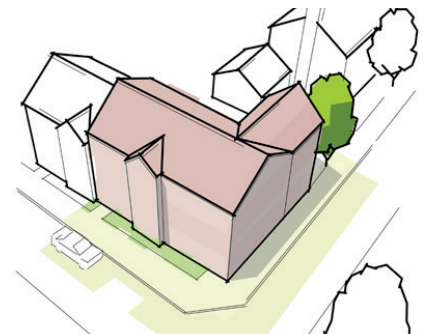
Planning Permission
Granted:

**February
2016**



Sale Contracts
Exchanged:

**December
2016**



Our in-house team have the experience to **deliver the best value** on your land

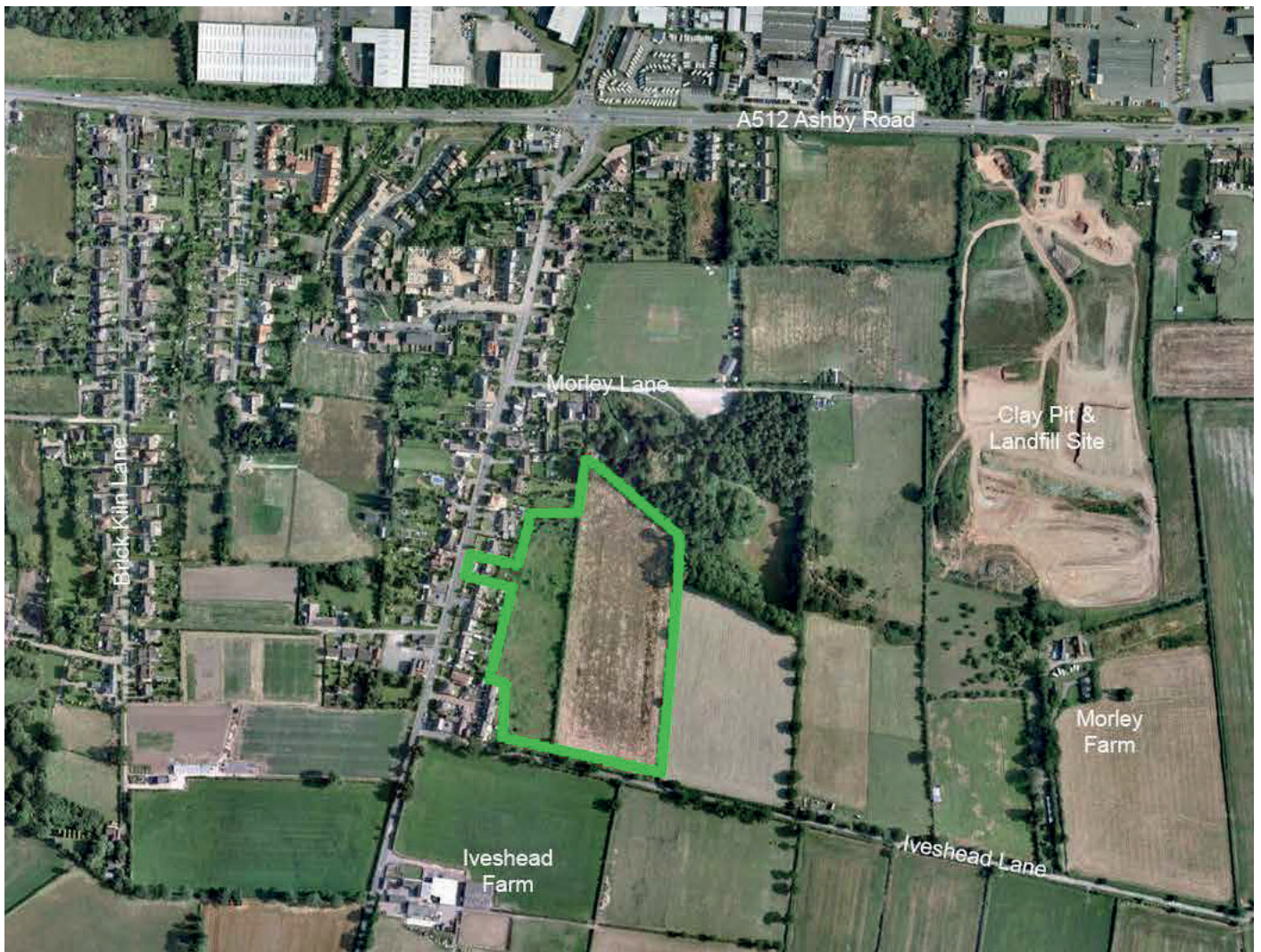
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Rosconn submitted an appeal, though the odds were stacked against us with the Local Authority recently having adopted their Local Plan and demonstrating a 5 Year Housing Land Supply.

Undeterred Rosconn assembled a team of industry leading consultants and a top rated barrister to argue our case at a planning inquiry, whilst also initiating a High Court challenge of the District's Local Plan.

The Inquiry was held in December 2015 and the appeal was allowed February 2016. Rosconn then marketed the site and Strata Homes were chosen as the site purchaser, with the site being sold later that year.



We are **the right vehicle** for you,
to achieve the **best results**

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