



The site is located adjacent to the Leicestershire village of Heather consisting of a 4.7 acre arable field.

The journey was an interesting one; following the preparation and submission of an application for 36 dwellings we achieved an officer recommendation for approval to grant planning permission.

Despite this the recommendation was overturned at planning committee by chairman's casting vote.



Number of Homes:  <b>36</b>	
Site Size:  <b>4.7</b> Acres	Local Authority:  <b>North West Leicestershire District Council</b>
Purchaser:  <b>Bellway</b>	Difference between highest and lowest bid:  <b>49.9%</b>
Promotion Agreement Exchanged:  <b>November 2015</b>	Planning Application Submitted:  <b>July 2016</b>
Planning Permission Granted:  <b>July 2017</b>	Sale Contracts Exchanged:  <b>November 2017</b>



We have the key to **unlock the true potential of your land**

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# Heather

North West Leicestershire District Council



Undeterred, Rosconn took the application to appeal and assembled a team of expert witnesses to provide evidence. Following a hard fought planning inquiry, we emerged victorious and the appeal was allowed. A decision was then taken to submit a reserved matters application to increase the saleability of the site to prospective purchasers.

Rosconn prepared a robust application that was received positively by the Parish Council, which again reinforces the lengths that Rosconn travel in order to consult meaningfully with Key Local Stakeholders, to ensure that the planning process is as smooth as possible.



**We are passionate** about achieving **the maximum return** on your land

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