

Sapcote, Leicestershire

Blaby District Council



A development of 80 dwellings on a 9.91 acres greenfield site located to the east of the village of Sapcote, Leicestershire.

Having identified the site as having development potential, Rosconn wrote to the landowners and were later selected as the landowner's preferred promotion partner. To ensure the window of opportunity was not missed, the application was submitted quickly to the Council for consideration in June 2024.



Number of Homes: 80	
Site Size: 9.91 Acres	Local Authority: Blaby District Council
Purchaser: William Davis Homes	Difference between highest and lowest bid: 86.0%
Promotion Agreement Exchanged: March 2024	Planning Application Submitted: June 2024
Resolution to Grant Planning Permission: November 2024	Planning Permission Granted: March 2025



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Rosconn worked constructively with the Council's assigned Case Officer, holding meetings and maintaining correspondence throughout the determination process and responding to several technical matters which arose. Working in close collaboration with the landowners, Rosconn promptly carried out additional work to keep up the positive momentum during the determination period, ensuring there were no technical objections to the scheme. The application attended planning committee in November 2024 with a recommendation for approval from the Council's Planning Officers and Councillors unanimously resolved to grant planning permission subject to S106 agreement being signed.



A planning agreement was subsequently negotiated securing benefits such as 25% affordable housing and over £390,000 of financial contributions to local infrastructure including education and healthcare, which was signed and completed in March 2025.

Rosconn marketed the site with the landowner's agent, Brown & Co, which resulted in William Davis Homes being selected as the preferred purchaser in August 2025. The land sale was swiftly transacted in a matter of weeks in September 2025 with both parties ensuring the sale was completed prior to the Autumn Budget.



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from our clients

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