



COMMERCIAL RETAIL SPACE TO LET

Swinfen Vale Local Centre
South East Coalville

Part of a wider Sustainable Urban Extension comprising over 2000 homes in close proximity to Coalville town centre.



SOUTH EAST
COALVILLE



TOTAL SITE AREA: 1.5 Acres (0.6 Hectares)

Harworth PLC are seeking occupiers for their proposed Local Centre at Swinfen Vale to support the South East Coalville Urban Extension of 2,000 new homes.

Planning permission granted for retail, leisure, day nursery and primary care uses.

Interest sought from commercial occupiers.

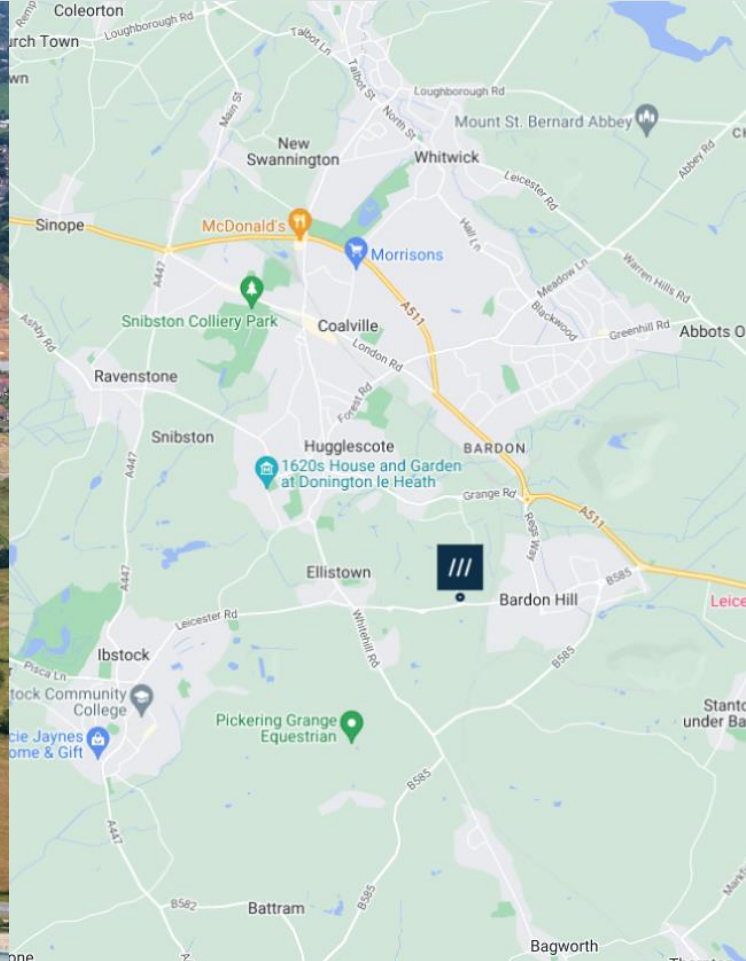


TO LET

Swinfen Vale Local Centre, South East Coalville



1 PROPOSED SITE LAYOUT PLAN
1:500





LOCATION

Swinfen Vale is close to Coalville town centre. It is located to the north of Beveridge Lane and to the south of Grange Road, Hugglescote, offering excellent links to the motorway network and well located for residents and businesses alike. The locational postcode for the proposed Local Quarter is LE67 1FB.

In South East Coaville, Harworth are delivering over 2,000 homes, together with other complimentary uses including a primary school, food store and local centre as well as extensive public open space with integrated footpaths and cycleways. Since May 2020, Harworth Group have sold development parcels to Redrow Homes, Cadeby Homes, Bellway Homes, Morris Homes and Ashberry Homes. Collectively they are forecasted to deliver c.800 new homes.

The Local Centre will sit adjacent a brand new **Aldi Food Store** (opened May 2024) and the new **Greenstone Primary School** catering up to 420 pupils opening Autumn 2025. Immediately to the south and west of the site is the **Bardon Hill Industrial Estate** a prime industrial estate with a significant employment base.

What Three Words:
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DESCRIPTION

Planning permission is granted for Retail, Pub/Restaurant, Day Nursery and Medical Centre uses. Alternative uses *may* be considered, subject to planning permission.

ACCOMMODATION

Units available between 1,000 – 4,000 sq ft.

SIZE

The site has an approximate gross size of 1.5 acres (0.6 hectares).

TENURE

We are seeking leasehold terms from operators on the basis of a newly developed bespoke unit or, alternatively, offers to purchase the freehold title.

LEASE TERMS

Each party will need to submit their own proposals to suit a proposed building.

VAT

We understand the land is elected for VAT and therefore will be chargeable in addition to any agreed leasehold terms or freehold sale.

FURTHER INFORMATION

For further information, please contact the joint agents Mather Jamie or Creative Retail:

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