



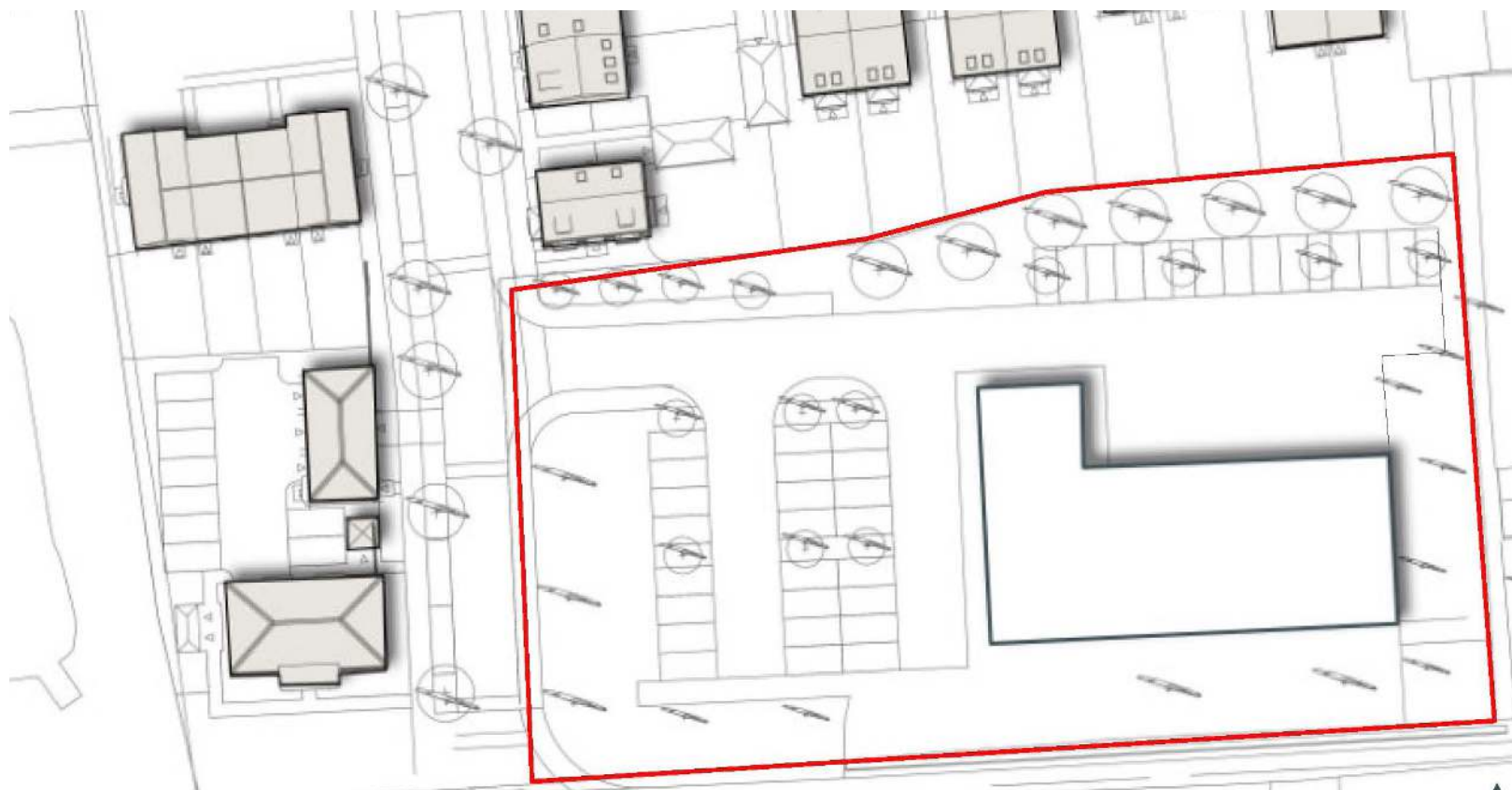
Homes
England

FOR SALE



LOCAL CENTRE DEVELOPMENT OPPORTUNITY

0.40HA (0.98 ACRES)



LAND AT TUTBURY ROAD, BURTON UPON TRENT, DE13 0AJ

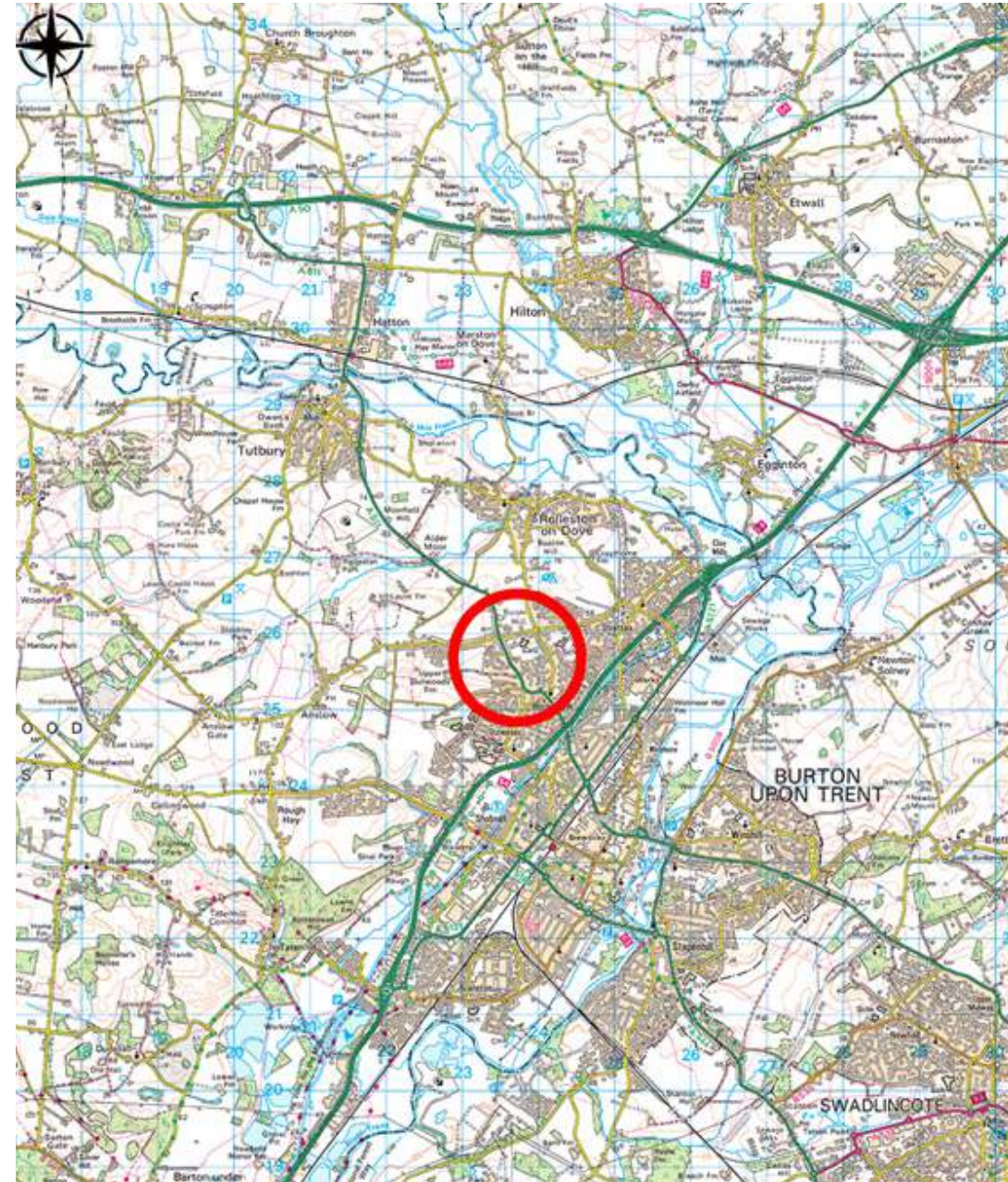
LOCATION

The site is located approximately 3.2 km north of Burton upon Trent town centre, positioned within an established suburban setting, the surrounding area is predominantly residential in character, comprising a mix of well-established neighbourhoods and local community amenities.

Burton upon Trent is a well-connected Staffordshire market town, renowned for its rich brewing heritage and strong regional links, offering a wide range of retail, leisure and employment opportunities.



TUTBURY ROAD, BURTON UPON TRENT



Thomas Lister 01527 871 640

www.thomaslister.com

SITE DESCRIPTION

The subject site extends to approximately 0.40 hectares (0.98 acres), and occupies a highly accessible and visible position within a well-established and expanding residential area on the northern edge of Burton upon Trent.

The site currently comprises an area of grass / arable land, which is relatively flat, with a level change of 0.5m north to south at the eastern end of the site and approximately 1m east to west giving gradient of approximately 1:80.

The site is bound to the south by Harehedge Lane, to the east by existing residential development, to the west by hedgerow, beyond which lies Wilson Way and to the north by the existing farmland. However, it is recognised that the site boundaries will change considerably as a result of the wider development being brought forward by Barratt David Wilson (BDW).

The site benefits from prominent main road frontage onto Harehedge Lane, which also forms an existing bus route, providing convenient public transport connections to the town centre and surrounding areas. The site is located directly opposite The de Ferrers Academy - Dove Campus and Outwoods Primary School (100m south) with St Modwens Catholic Primary School located c. 300m to the north-west of this site.

The proposed Local Centre will be positioned to the north of Harehedge Lane, approximately midway between Tutbury Road and Rolleston Road.



PLANNING - WIDER DEVELOPMENT

The site sits within a wider development site that is currently being brought forward by Homes England and their developer partner BDW. In March 2024, approval was granted for the following development under planning ref: P/2021/00868.

Full: The provision of a spine road through the northern area of the site (running east to west) linking Rolleston Road and Tutbury Road

Outline:

- Up to 500 No. affordable and market housing.
- Local Centre
- Specialist accommodation for up to 90 residents
- Access road from Harehedge Lane.

Subsequent to this, BDW have recently secured a resolution to grant planning consent for the first phase of the site under planning ref: P/2024/01198. This provides full consent for 299 residential dwellings, 81 no. bedroom Care Home and associated open space and infrastructure. The indicative masterplan is shown opposite.

BDW are obligated to deliver servicing infrastructure to the Local Centre within 18 months of starting on site – anticipated to be Spring 2026. This includes providing service connections and bellmouth to the Local Centre parcel. This area will also accommodate a temporary community car park (to be delivered by BDW) which will later be replaced by the servicing Local Centre car park.



PLANNING - LOCAL CENTRE

The Local Centre element of the scheme permits up to 650 sq m of floorspace, with details to be confirmed at Reserved Matters stage noting the overall use is required to be Class E (a, b, c, e, f, g(i)) as defined below;

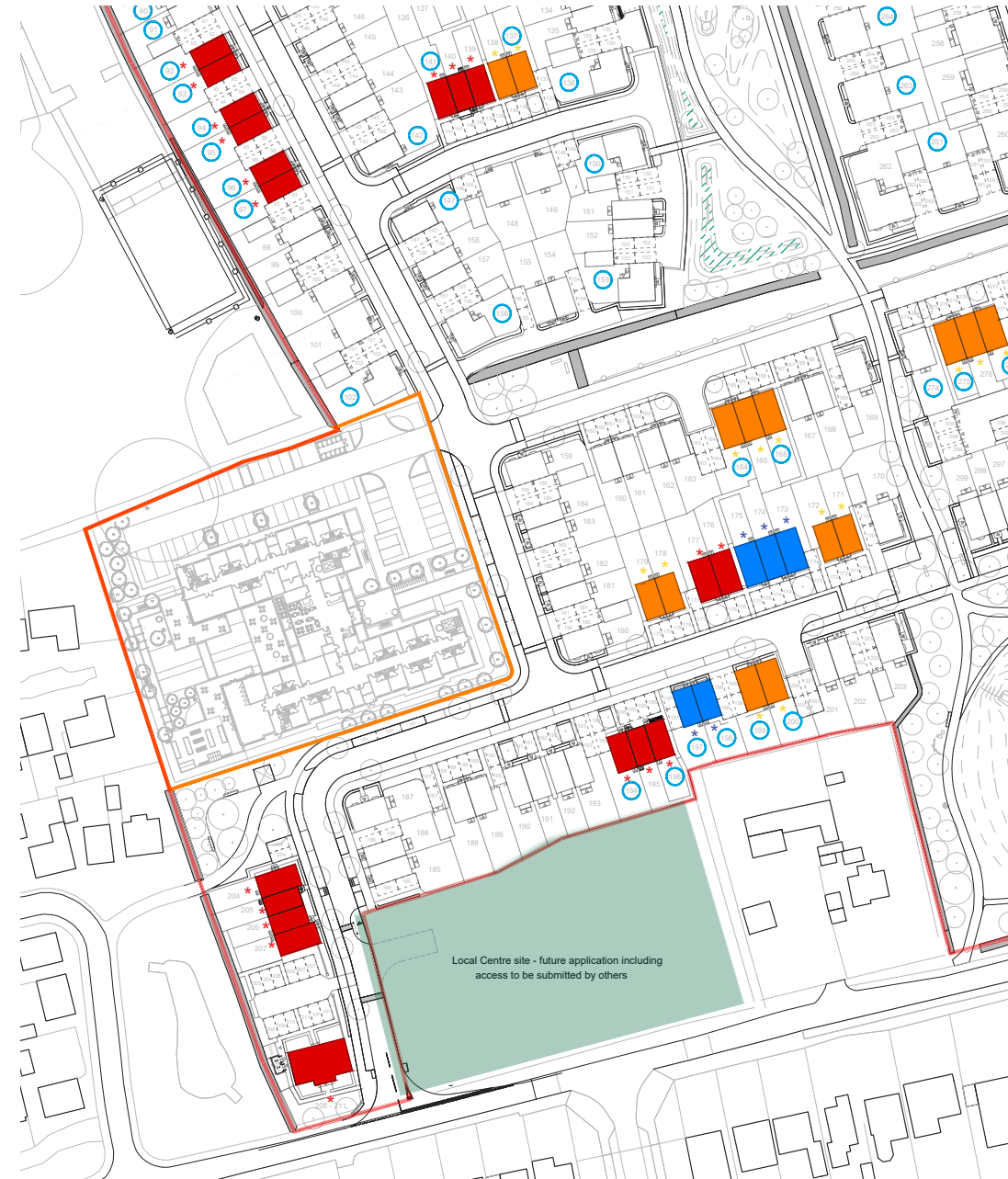
- Retail uses
- Sale of food and drink where consumption is mostly undertaken on the premises
- Financial or professional services
- Indoor sport and recreation or fitness
- Medical or health services
- An office to carry out operational or administrative functions

It should be noted that the permitted uses at the site excludes hot food takeaways. There is also the requirement to provide 36 car parking spaces.

Applications for approval of the Reserved Matters for all phases of the development are required to be made to the Local Planning Authority not later than three years from the date of the grant of permission in relation to application ref: P/2021/00868 (which was approved on 12th March 2024).

Therefore, the Reserved Matters application for the Local Centre will need to be submitted by 12th March 2027.

Further information regarding the existing planning applications are available on East Staffordshire Borough Council's Planning Portal and interested parties are recommended to make their own enquiries with the Local Planning Authority.

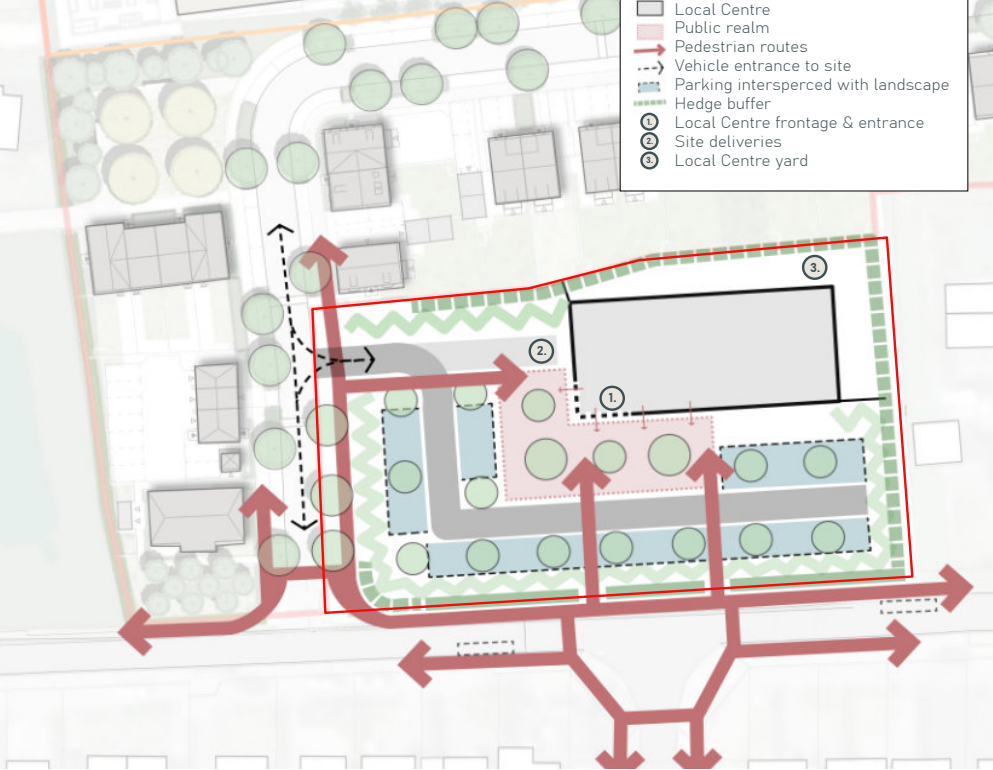


DESIGN GUIDE

Please note that to support the development of the Local Centre, Homes England instructed the preparation of a 'Local Centre Design Guide', the purpose of which is to set parameters for the development of this part of the site, and ensure forthcoming development is cohesive with the residential element.

The Design Guide considers some of the Local Centre site constraints and opportunities and provides an illustrative proposal for the Local Centre, as outlined opposite.

Whilst the Local Centre that is ultimately delivered may secure a different design, regard will need to be had to the principles contained within the Design Guide.



SITE INFORMATION

A technical pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister website.

Access to the Data Room is password protected with details available from the sole agents. Please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders are encouraged to make their own enquiries.

VIEWINGS

The majority of the site can be viewed via Harehedge Lane to the south.

No formal viewings will be arranged.

TENURE

The subject site is owned Freehold by Homes England under Title Number SF657855 and is offered freehold with vacant possession. A copy of the Title Plan and Register is included within the site Data Room.



SITE DISPOSAL PROCESS

Homes England are seeking to dispose of the freehold of the subject site to a suitably experienced developer via informal tender. Offers are invited conditional only on securing reserved matters planning consent at the site.

Any offers received for uses that do not comply with the Outline Planning Consent will be deemed non-compliant.

Bidders must submit their electronic response by 13:00 on Wednesday, 24th June 2026 to the following email address:

tenders@homesengland.gov.uk - Quoting Reference: D27002

Information required to be submitted is confirmed as follows:

- i. Confirmation of the party/legal entity proposing to acquire the site, including the (company) name, details of registered office and company number if appropriate.
- ii. Financial Offer – the financial offer made to acquire the freehold of the site (Interested parties are required to complete the financial offer form available within the Data Room). Please note VAT is payable on this transaction.
- iii. Funding – Confirmation of how the acquisition of the site would be funded.
- iv. Proposal – an indicative layout plan for the site confirming quantum and uses proposed.
- v. Development Appraisal supporting the land offer.
- vi. Any conditionality associated with the disposal.
- vii. Confirmation of market interest (occupies) if available.

Homes England reserves the right to not accept the highest, or any bid, for the subject site.





ALL ENQUIRIES TO:

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