

Development Site Brief

The Bull Inn, Witherley



Site Location

The Bull Inn, Watling Street, Witherley, Atherstone, CV9 1RD



Key Site Details

Guide Price: **On application**

Agents: **Knight Frank**

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- Freehold with vacant Possession
- A potential development site comprising a former public house in 3.35 acres in total with long road frontage to the A5
- Excellent transport links
- Site Size: **3.35 acres**

This key gateway site into the borough of Hinckley and Bosworth allows for a good development and high quality design opportunity for a prominent site on the strategic highway network. The Council would work with applicants and other agencies to navigate any site constraints and seek a positive outcome for the preferred use.

Planning Information:

[Relevant Planning History](#)

(search council's planning webpages)



Reasons for Identification

A key gateway site along the A5 when entering the Hinckley and Bosworth Borough.

The site was formerly occupied and operated as a very successful pub and accommodation facility. It has remained vacant for a number of years with the building suffering from fire damage in early 2022. The site has been recently cleared of vegetation and has been secured with fencing.

The Local Authority are keen to see this site be sensitively brought back into a meaningful use to regenerate this key gateway to the Borough.

Suggested Development

An exciting opportunity to acquire a site in a prime location on the A5 just outside the market town of Atherstone and close to MIRA Technology Park, an Enterprise Zone.

The site has potential for redevelopment with options including pub/restaurant/accommodation, roadside retail/Electric Vehicle charging. A new scheme retaining the former use would be considered.

Additional Information

Please **note** that the property is part of a scheduled monument. The full list entry can be viewed directly here: historicengland.org.uk

The seller has obtained a pre-application advice from the LPA and Historic England, and these indicate that a sensitive application with the core built development limited to the footprint of the existing building would be acceptable in principle. Due to the Scheduled Monument, development involving below ground excavation or hard surfacing is likely to be limited to the area hatched blue on the plan. Light weight structures linked to the core development may be considered for an appropriate high-quality scheme for the site.

The borough council as LPA will take a proactive approach in engaging with relevant agencies and the applicant to secure a suitable development for the site. Detailed pre-application advice concerning impacts upon archaeology and the scheduled monument should be sought from Leicestershire County Council Planning Archaeology and Historic England. Historic England encourage applicants to contact them directly for advice on development proposal's that affect heritage assets, via their Enhanced Advisory Service.

Copies of pre-application advice responses (provided by the LPA) may be available from the agent.

