

# Cliffe Lane, Markfield

LE67 9PP

# FOR SALE

## PRIME 14.54 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY

### Bardon Hill – Junction 22, M1 Motorway/A50



///hazy.shelter.firewall



J22 M1

Indicative Boundary Only





Bardon Hill

A511

North →

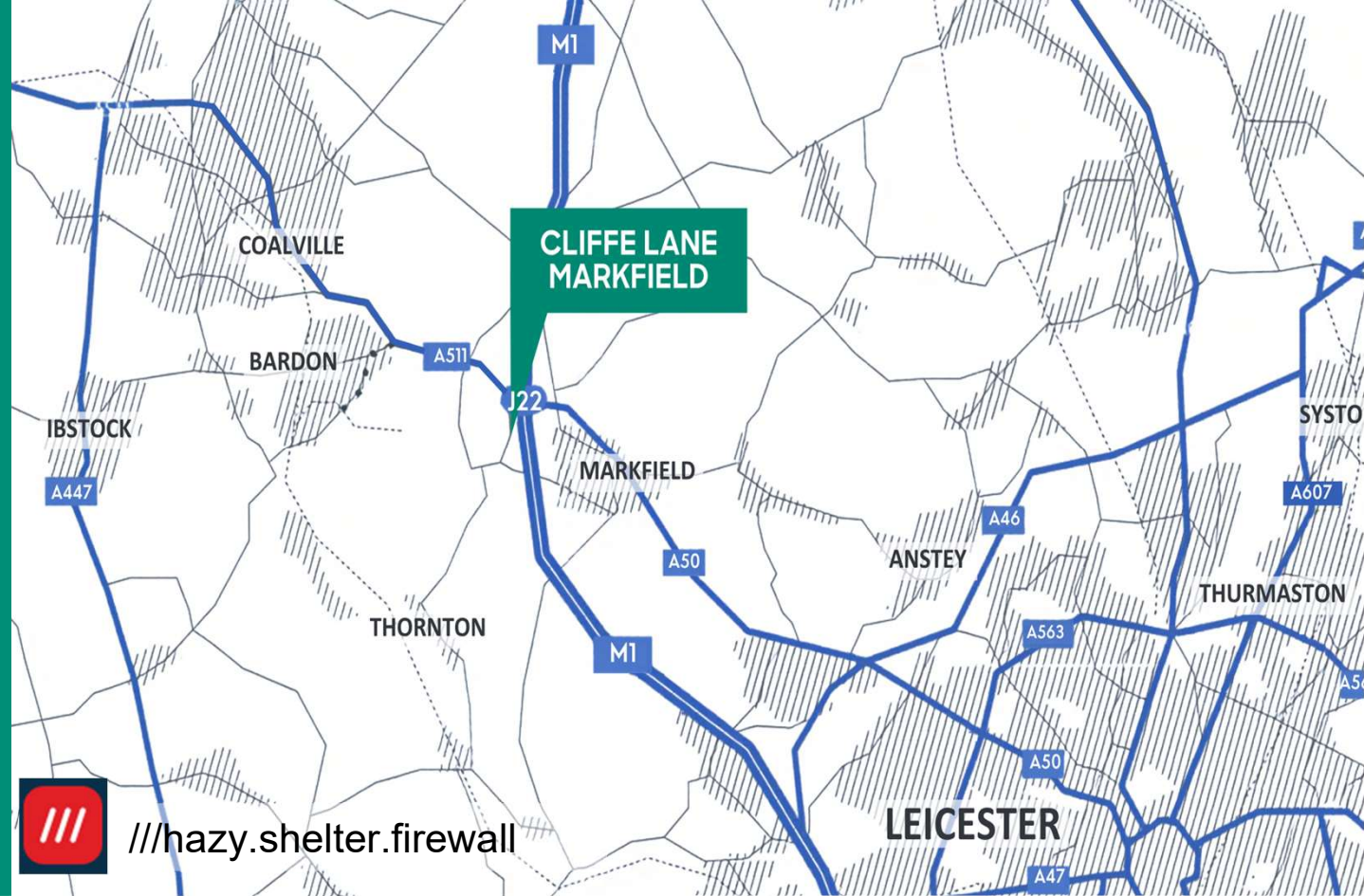
J22 M1

## EXECUTIVE SUMMARY

- Prime 'Golden Triangle' industrial development opportunity adjacent to Junction 22 of the M1 Motorway;
- Outline Planning Permission for approximately 102,192 sq ft of B2/B8 Development;
- 14.54 acres (5.88 Ha);
- Freehold;
- Unconditional offers are invited via informal tender for the freehold interest in the land.

## LOCATION

- The Site is accessed directly off Junction 22, M1 Motorway via Cliffe Lane, 1 mile East of Bardon Hill.
- Bardon Hill is a well-established distribution location within the East Midlands at the heart of the 'Golden Triangle', approximately 11 miles north west of Leicester City Centre, 33 miles north of Coventry and 38 miles east of Birmingham. Approximately 90% of the UK's population can be reached within a 4-hour HGV drive time.
- Bardon Hill offers exceptional transport infrastructure. East Midlands Airport, the UK's largest cargo airport is within close proximity as well as Daventry International Rail Freight Terminal (DIRFT), both significantly enhancing the locations multimodal logistics potential.



 Roads	Miles	 Airport	Miles	 Ports	Miles
A50/M1 J22	0	East Midlands	10	Immingham	107
M69	8	Birmingham	27	Tilbury	133
A42/M42	8	Luton	79	Port of Felixstowe	153
M6 J1/A14	23	 Railway			Miles
Coventry	33	Leicester Station			10
Birmingham	38	Daventry International Rail Freight Terminal			27
M25 J21	85	Birmingham New Street Station			38

## DESCRIPTION

The Site comprises approximately 14.54 acres (5.88 Ha) of existing arable land situated adjacent to Junction 22 of the M1 Motorway.

## PLANNING

The Site sits within Hinckley and Bosworth Borough Council and benefits from an outline planning permission dated 21<sup>st</sup> November 2025 under Application No. 23/01090/OUT for the construction of employment units (Use Classes E(g)(i), E(g)(ii), B2 and B8). All matters reserved except for access.

## MASTERPLAN

The indicative masterplan in line with the outline planning permission shows a scheme totalling 102,192 sq ft GEA comprising:

	Size (Sq Ft)
Unit A	34,035
Unit B1	3,660
Unit B2	2,433
Unit B3	2,433
Unit C	26,716
Unit D	32,916
<b>Total</b>	<b>102,192</b>



## TENURE

Freehold with Vacant Possession.

## DATA ROOM

A Data Room is available upon request.

Available documents include:

- Geo-Environmental Assessment;
- Utilities Report;
- Planning Decision Notice;
- Site Plan.

Interested parties must rely on their own investigations in formulating any proposal for the site.

## OFFERS

Unconditional offers are invited via informal tender for the freehold interest in the land by Midday on 28<sup>th</sup> May 2026.

## VIEWINGS

By prior appointment with the agents.

## VAT

The site is elected for VAT.

## ANTI MONEY LAUNDERING

Full disclosure of the proposed purchasing entity and confirmation of the funding source will be required.

## LEGAL COSTS

Each party to bear its own legal and surveying costs.



## CONTACT

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