



Professional Departments News

SUMMER/AUTUMN 2023

Part of



Professional Departments News



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Welcome

Welcome to the latest news from our professional departments who handle our rural, planning and development, commercial, survey and valuation, and professional services.

The newsletter aims to offer you an insight into the projects we have worked on recently and the range of services that we would be happy to assist you with.

With kind regards,

Andrew Robinson & Rupert Harrison

*Directors of Professional Departments
at Andrew Granger & Co.*

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If you need any further information, please don't hesitate to get in touch on:

Commercial – 0116 242 9933
Professional – 0116 242 9933

Planning - 01858 439090
Rural – 01509 243720

► Wyggestons & Trinity Almshouses celebrate prestigious award win

The last 18 months have seen major changes for Wyggestons & Trinity Almshouses, the charity which has been successfully providing sheltered housing, housing related support and care services for vulnerable older people in Leicester for over 700 years.

They have completed an impressive extension to their facilities, named as one of the best construction projects in Leicestershire, having won one of only seven awards given by ProCon Leicestershire awards in 2022, and to top it off they also recently won the respected 'Inspirational Homes' - Almshouse Association Award.

Submitted by Andrew Granger & Co. who have provided the estate management for the charity for over 30 years, the award was announced during the Almshouse Association Members Day, in front of esteemed members of the almshouse community, on the 15th of June in Westminster, London.



Sandra Powell, Chairman of Trustees, Wyggeston and Trinity Almshouse and Chris Jones, CEO, Wyggeston and Trinity Almshouse (centre) receive the Almshouse Association Award.

In winning the award, the Wyggestons & Trinity Almshouses project had to demonstrate elements of innovation in design, exceptional planning, quality of build and value for money.

'Lancaster House', the striking new three-storey extension to the already established facilities on Hinckley Road in Leicester, has added high quality accommodation, comprising six bungalows and eight one and two-bedroom flats, as well as a new administration hub, conference room and community lounge.

Originally founded as an Almshouse Charity in 1513, Wyggestons & Trinity Almshouses has now improved current facilities for residents and staff, bringing them in line with modern day requirements whilst providing more housing to expand the amount of older people Wyggestons can assist, through a sustainable development. The project has enabled the charity to accommodate 100s of residents over the years across the Almshouses and residential care facilities, set within five acres of private grounds in the Westcotes Ward suburb and city centre, within easy reach of transport links.

Chris Jones, CEO of Wyggestons & Trinity Almshouses, says: *"This award really does top the last year off for us – it doesn't get much better than this! We couldn't be prouder of our new facilities and the difference they are making to our residents and visitors, and not to forget the staff too. It's just wonderful that the project and all the hard work that has gone with it has been recognised in this way."*



**Photos courtesy of Corporate Architecture.*

Andrew Granger and Co's role was to manage all the elements and liaise with the key stakeholders to bring the extension to fruition, whilst working alongside local architect Corporate Architecture.

Andrew Robinson, Professional Director at Andrew Granger & Co., adds: *"We're very lucky to have a such a good working relationship with Wyggestons & Trinity Almshouses, so despite the challenges and hard work that undoubtedly comes with a project of this size it has been a real pleasure to be a part of it. The award win was much deserved and we're extremely happy for our client."*

More information on Wyggestons can be found at www.wyggestons.org.uk

Andrew Granger & Co's professional team provide a whole range of property services and you can find out more www.andrewgranger.co.uk/pages/professional

► Andrew Granger & Co. secures planning permission for greenfield site in Rutland

Development consent for 50 much needed dwellings has been secured by Andrew Granger & Co. (AG & Co.) for a local housebuilder, on the edge of a sought-after Rutland village.

Following recent success on a neighbouring development site for 18 dwellings, the Planning and Development team at AG & Co. were instructed by Langton Homes in 2021 to assist in seeking planning consent for new homes on a greenfield site the edge of the village of Langham.

Having previously worked closely with the Langham Parish Council and Neighbourhood Plan Group in securing an allocation for landowner clients, Associate Planner, Chris Green, explains more about the scheme: *"We have worked for a number of years in promoting our clients land for development in the village and were delighted to have secured consent for Langton Homes to build the homes previously allocated in the Neighbourhood Plan. When an opportunity was presented on the neighbouring site, we were well placed to help prepare a further application and secure the additional development."*

A greenfield site outside the limits of development often presents a number of challenges when seeking planning consent. However, following the late withdrawal of the Rutland

Local Plan, the required housing supply level for the County had fallen well below the requirement set out in National policy. Therefore, well-situated sustainable development sites are looked upon favourably to meet the short-term need.

Located near to a wide range of local services and amenities in the village itself and within nearby Oakham, the site was seen as a logical and sustainable location for new housing. Moving quickly to undertake a full range of preliminary investigations and surveys, initial discussions were held with the Parish Council prior to the formal submission to Rutland County Council.

In addition to the construction of 50 new dwellings – 30% of which will be on-site Affordable Housing – the site will provide substantial community funding through the Community Infrastructure Levy, a new on-site equipped play area, as well as highway improvements throughout the village – in the form of traffic calming measures and a new pedestrian crossing.

The team at AG & Co. promptly obtained Recommendation for Approval for the case Planning Officer, with Rutland County Council resolving to grant outline planning consent at a meeting of the Planning Committee.

Ben Cripps, Director at Langton Homes, adds: *"It's very exciting that we now have planning permission to be able to take this project forward. The development will bring a selection of ideal and essential two, three, four and five-bedroom homes to the area, and thanks to the help from AG & Co. we're looking forward to making a start on building in the near future."*



If you need any help or guidance in unlocking the potential of your land, please get in touch for an initial consultation and appraisal. Alternatively, you can find more information here: www.andrewgranger.co.uk/pages/planning-and-development2

► A new client brings change for the Rural department

Andrew Granger & Co's rural team are thrilled to have expanded their department and area of work across the East Midlands following an appointment by new client, the Peterborough Diocesan Board of Finance.

Since September 2022 the department have managed the Peterborough Diocesan Glebe Estate which includes the management of 161 tenancies – a real mix of complete farms, and land let on a variety of tenancy agreements. The team carries out the day-to-day management of the Estate which includes handling of tenancy agreements, planning and development work, and general estate maintenance.

The Estate extends to approximately 4,200 acres which is spread across Northamptonshire, Rutland, and the Peterborough area.

On behalf of the client the rural team have already successfully re-let land with increased rents, marketed parcels of land for sale - achieving prices above the guide and completed negotiations for compensation regarding land access by outside companies.

The new appointment follows Andrew Granger & Co's years of working on behalf of the Leicester Diocesan Glebe Estate, individual private landowners and farmers that can also involve the management of commercial property.

Head of Rural, Rupert Harrison, commented "We were delighted to be appointed as managing agents for the Peterborough Diocesan Glebe Estate – which was a real team effort in securing the tender.



The Estate extends to approximately 4,200 acres and is spread across Northamptonshire, Rutland, and the Peterborough area.

"We have significant experience of managing this type of estate and it's a pleasure to be able to help to make it work as well as it can for the client."

Andrew Granger & Co's rural work can often take them further than the East Midlands, with recent valuations including Bedfordshire, Buckinghamshire, and Lincolnshire.



If you would like any rural advice, including valuations, sales, lettings, management, and help with Government Grants you can find out more at www.andrewgranger.co.uk/pages/rural or call the team on **01509 243720**.

► All you need to know about the national planning reforms

The delivery of essential housing, and the wider planning system as a whole, appear set to be a key political battleground in the run-up to the next General Election, with the recent announcement from the Prime Minister and the Department for Levelling Up, Housing and Communities (DLUHC) of their 'long-term plan.' Aiming to set out a 'new era for regeneration', it's fair to say that there has been mixed reaction from the industry, especially when analysed in the context of the emerging Levelling Up and Regeneration Bill – currently stuck in the House of Lords – and the recent proposed changes to the National Planning Policy Framework (NPPF).

In December 2022, as promised in his earlier Ministerial Statement, Michael Gove – the Secretary of State for Levelling Up, Housing and Communities – launched a consultation into proposed changes to the NPPF.

The NPPF sets out the Government's key policies in guiding planning decisions across England, with the published draft version considered by many to result in the biggest shake-up since its inception in 2012. Whilst large swaths remain unchanged, the amendments proposed will have vast implications in relation to delivery of new housing and local plan preparation. They included:

- Changes to the 'Standard Method' for calculating housing need, adding a greater level of flexibility in relation to current requirements;
- New stipulations to the presumption in favour of sustainable development, with historic over-delivery and 'out-of-character density' allowing LPAs to fall short of meeting their need; and
- A renewed emphasis on 'beautiful design' throughout the NPPF, with importance placed on design codes, a focus on brownfield land and more housing in urban areas.

Having drawn long and extensive responses from across the industry, the immediate consequence of the consultation has been one of huge uncertainty – with ever-growing numbers of Local Authorities 'pausing' production of their Local Plans, and housing delivery estimated to drop as low as 150k per annum. This has led to a damning report from the cross-party Levelling Up, Housing and Communities Select Committee highlighting the evidence that the latest shake-up is already having a damaging impact on efforts to increase the building of new homes.



Leicester City Centre

Despite an overarching critique of the Government's approach being the 'stop-start' nature of the ongoing reforms, a host of new consultations has quickly followed the recent announcement, including:

- Changes to Permitted Development Rights seeking to add flexibility to support housing delivery, the agricultural sector, business, and the high street [Consultation closes 25th September 2023]; and
- Plan-making reforms and the implementation of '30-month' Local Plans [Consultation closes 18th October 2023].

With further consultation promised and already in the pipeline, it promises to be a busy few months in the Planning and Development sector.

► 2023 – Is your farming business ready?

2023 is the last year of The Basic Payment Scheme (BPS) as we know it, it will be the final year that a detailed claim must be submitted to the Rural Payments Agency (RPA). In 2024 the entitlements are becoming delinked meaning rather than your claim payment being linked to the area of land being farmed in that year it is based on your average claim between 2020-2022, with the percentage reductions applied until 2027 when the subsidy will end.

Cross compliance, currently the regulation linked with BPS will also become non-existent, so we await new details on a regulatory baseline.

DEFRA are continuing to develop strands of the new Environmental Land Management Schemes with the full scheme still planned to be available in 2024. So, what is on offer now?

Sustainable Farming Incentive (SFI)

These are agreements lasting for three years with the flexibility to apply for further standards as and when they are rolled out. The following standards have already been rolled out and you can apply for these at any time:

- arable and horticulture soils standard
- improved grassland soils standard
- moorland standard

There are 6 new standards being introduced in 2023:

- nutrient management standard
- integrated pest management standard
- hedgerows standard
- arable and horticultural land standard
- improved grassland standard
- low/no input grassland standard



More detail has now been released and applications are expected to open in August.

If you have an existing countryside stewardship agreement, you are still able to apply for SFI and we can provide advice on the interaction of the two agreements.



Countryside Stewardship

The Countryside Stewardship (CS) offer remains largely unchanged although will be via online applications this year. The RPA have now reviewed both the rates for revenue and capital options and new agreements will have an extended three years to carry out capital options instead of two years.

Countryside Stewardship is likely to remain and be adapted to become more flexible. There will be an enhanced countryside stewardship to promote collaboration between land managers.

Capital Funding

There are standalone capital grants available under CS. They are three-year agreements offering capital items to achieve specific environmental benefits within four groups:

- boundaries, trees, and orchards (including the former hedgerows and boundaries grant items)
- water quality
- air quality
- natural flood management

Andrew Granger & Co. successfully advise and act on behalf of clients in both application and management of all the above schemes. Please get in touch if you would like any help or advice on **01509 243720**.

► Andrew Granger & Co. assist in the sale of a rare investment and development opportunity in Anstey

Gynsill Court in Anstey proved to be a unique project for Andrew Granger & Co.'s commercial team.



Approached by the client that inherited the Grade II listed, three-storey Victorian residence, set in seven acres of gardens and with four further self-contained flats in converted outbuildings, Andrew Granger & Co. went on to guide and assist with the splitting of the properties and market them to make the most of the sale of the overall site.

Working with a data base of existing clients and contacts, Andrew Granger & Co. marketed the properties, that are ideally located close to the A46 and A50, firstly selling the gardens as one lot. This was purchased by Keepmoat Homes Ltd who then built a successful development of 40 homes on the site – the sales of which have all now completed.

The main Victorian residence was sold to another client who, as it was already effectively split into nine separate apartments, has kept it to let out as an ongoing investment under assured shorthold tenancies.

The mews terrace of four self-contained flats was purchased by a third client and later underwent a further significant development project to create nine separate apartments which are also let out as a long-term investment.

The sale process was initially started in 2015 with the sales of the three lots going through at different times from 2019 through to 2022. Even though the garden was initially sold with outline planning permission in place there were unexpected delays due to the title deeds, further planning permissions and the sites Section 106 agreement.

Kevin Skipworth, Commercial Surveyor at Andrew Granger & Co, says: *"This was a very one-off project for me despite 40 years in the industry and it was a real pleasure to work on."*

"The client and I shared the same vision for the overall site and knowing what great opportunities it offered I wasn't surprised that there was plenty of interest in the various elements. I was delighted to be able to bring this to fruition for him."



The client, Janek Matthews, adds: *"This was always going to be a slightly complicated sale for me both emotionally with it being my former family home, but also mentally as there was a lot to consider."*

"I'm very grateful to Kevin for his advice and hard work. He really did see the properties potential and get the best from it for me."

Do you need advice on the best way to make your commercial property or land work for you? You can find out more and get in touch with the team on **0116 242 9933**.

► A property firm for all your property needs

Situated in a prominent location on a key route into the City of Leicester, Andrew Granger & Co. are delighted to have secured planning consent for residential development in Glenfield.

With the site split across two large neighbouring properties, the clients were keen to maximise the potential of the large gardens surrounding their existing houses. Having attempted, unsuccessfully, to seek development consent themselves in recent years, the planning and development team were then approached to move their ambitions forward.

Having taken a lead role on the project, Associate Planner at Andrew Granger & Co., Chris Green, outlines the key factors when assessing the scheme:

“The landowner clients’ had several negative experiences with the planning system in relation to the site, so it was important to wipe the slate clean and start afresh with any new scheme. The location, directly off the A50, has long been considered sensitive from a highways perspective, however from the outset we felt positive in achieving the desired outcome.”

Following a full review of the previous applications, and some extensive pre-planning investigations, an outline planning application was submitted for low-density residential development across the two-acre site – including the retention of the existing properties.



Key to the application was a robust assessment of the potential highway impact, a major obstacle with the previous schemes. By merging the two existing, substandard driveways into a single junction – designed by consultants to fully adoptable standards – it was considered previous concerns could be diminished.

After unfortunate and unexpected delays, caused by the COVID pandemic and consultee requests for further speed traffic surveys, the application was approved via Planning Committee.

Having been very pleased with the service provided to-date, the landowners then instructed Andrew Granger & Co.’s Leicester sales team to place the development opportunity on the open market.

With the help of both the sales and planning departments, strong levels of interest in the development opportunity were quickly received along with numerous offers. Matters have now concluded on an unconditional sale, much to the clients’ delight, and the development is due to progress in the near future.

Rob Henderson, one of the two clients for the site in Glenfield, says: *“We couldn’t have been happier with the service we received from Andrew Granger & Co. Having struggled previously to obtain planning permission ourselves it was very refreshing to work with one company that achieved not only this, but the sale of the site as well.”*



If you need any help or guidance regarding a planning or development project, please get in touch with Andrew Granger & Co’s planning and development team on **01858 439090**. Alternatively, you can find out more information at www.andrewgranger.co.uk

► APC success!

Andrew Granger & Co. are delighted to announce that Edward Higgins, of the rural team, has passed the RICS Assessment of Professional Competence (APC) and is now a qualified Chartered Surveyor and Registered Valuer.



The RICS APC is the accumulation of two years of formal training and learning to ensure professional competence in the variety of sectors Edward practices in. This ensures RICS professionals are providing the highest possible quality of professional advice to clients. The assessment is formed of three main areas, a written submission of the experiences gained throughout the training period, a case study and presentation on a specific project undertaken during the training, and a formal interview where the RICS panel intensively question on topics listed within the submission.

Obtaining his university degree from The Royal Agricultural University, Cirencester and beginning his career in Warwickshire, Edward joined the rural team at Andrew Granger & Co. in the autumn of 2021 to assist the department in all areas of professional practice and further develop his knowledge and professional ability in preparation for the APC assessment. Edward currently acts for a variety of institutional and private clients with projects across the East Midlands and surrounding areas and now he is fully qualified will be able to undertake further professional work along with formal RICS Red Book Valuations, ultimately enhancing the services that Andrew Granger & Co. offers.

Commercial property

For further information please contact the Commercial department on **0116 242 9933**.



TO LET

► TUGBY ORCHARDS, TUGBY

Office spaces available to let within this 20 acre business complex.



TO LET

► HARBOROUGH GROW ON CENTRE

High spec office suites, ranging from 630-2076 sq.ft., available to let within modern business centre.



SOLD

► LONDON ROAD, LEICESTER

Former 17-bedroom care home suitable for conversion to a variety of uses (subject to planning).



FOR SALE

► GRANVILLE STREET, MARKET HARBOROUGH

A former a community hall suitable for a variety of commercial, community and residential uses (subject to planning).



SOLD

► BRADGATE ROAD, ANSTEY

Church premises in a sought after location, with potential for a range of uses (subject to planning).



TO LET

► STATION STREET, KIBWORTH

An attractive and prominently-positioned shop in the centre of the highly-regarded village of Kibworth.

Professional advice from your local property experts



Andrew Granger & Co Ltd offer a range of services across offices in Leicester, Loughborough and Market Harborough. Whether you are looking to sell or let your property, need help with surveys and planning, or require rural, commercial or professional assistance - we can guide you in all areas.

Please get in touch on:

Leicester: 0116 2429922

Loughborough: 01509 235534

Market Harborough: 01858 431315

► **LEICESTER OFFICE**

Stoughton Grange Rural Centre, Gartree Road, Leicester, LE2 2FB

► **LOUGHBOROUGH OFFICE**

44-46 Forest Road, Loughborough, LE11 3NP

► **MARKET HARBOROUGH OFFICE**

Phoenix House, 52 High Street, Market Harborough
Leicestershire, LE16 7AF



► Wymondham set to welcome further new housing

Andrew Granger & Co. are very happy to have secured outline consent for 24 new homes to be built within the Leicestershire village of Wymondham – the latest chapter in the allocated growth set out by the Neighbourhood Plan.



Following on from recent success in the redevelopment of a key brownfield site elsewhere in the village, the Planning and Development team at Andrew Granger & Co. (AG & Co.) have guided a long-standing landowner client through the planning process over several years – from initial discussions with the Parish Council through to obtaining planning consent, following a suite of technical surveys.

Chris Green, one of the Associate Planners at AG & Co. and lead on the project, explains a little more:

“The team and I worked closely with the Wymondham Parish Council from the early stages of the Neighbourhood Plan preparation and successfully secured an allocation of the site for development within the current plan period. Early engagement allowed us to fully understand the true constraints and opportunities presented by the land and the village as a whole.”

An extensive range of exploratory surveys and investigations were then undertaken – from highway speed surveys and archaeological trial-trenching to assessments of housing character and density throughout the village – prior to the formal submission to Melton Borough Council.

With the site at the heart of the village benefiting from a further allocation through the Melton Local Plan, in March 2023 the Members of the Melton Planning Committee resolved to approve the scheme in line with Planning Officer recommendation, subject to the conclusion of a Section 106 Agreement.

In addition to the new market homes and Biodiversity Net Gain in excess of the soon to be mandatory 10% requirement, the development will deliver 40% on-site affordable homes including social/affordable rent and shared ownership, as well as almost £200k in financial contributions to local amenities and services – including schools, libraries and local GP surgeries.



If you need any help or guidance in unlocking the potential of your land, through Neighbourhood Plan promotion or in the short term, please get in touch with our team for an initial consultation and appraisal. Alternatively, find more information here www.andrewgranger.co.uk/planning-development

► 10 years of Wyggestons Wood

Andrew Robinson, Director of Andrew Granger & Co. tells us what can be achieved with a bit of neglected land, and a lot of love and hard work.

The charity client of Andrew Granger & Co., Wyggestons Hospital, acquired approximately six acres of scruffy, soggy pastureland just south of Kilby, Leicestershire, back in the winter of 2009. The plan was to plant a wood for the public to enjoy, to mark the 500th year of the charity, which was rapidly approaching in 2013.

The next 12 months were spent fencing, felling, pruning, constructing, and repairing ditches, and preparing for planting.

At the start of the next autumn, planting season, a motley crew of volunteers and Wyggeston's trustees, various Lords, Ladies, and dignitaries donned their wellies, bent their backs, and dug in. 1500 trees were planted including field maple, oaks, wych hazel, common hazel, ash, birch, rowan, and a few special varieties for those keen arboriculturists. An avenue of lime trees was added, and even the dreaded crack willow had a role - to dry out the boggiest bits where we worried about roots rotting.

Amazingly, the wood opened, on time, and in leaf in the Spring of 2013 with much ceremony.



Volunteers helping at Wyggestons Wood

Over the next ten years, friends, family, trustees, Rotarians, even reformed villains, all got roped in by myself, or Duncan Lucas Trustee of Wyggestons Hospital, to help dig, prune, stake, mow, wade, photograph, and film – and we could never thank them enough.

Recently, as another group of happy volunteers from Blaby and Leicester DeMontfort Rotary Club worked hard to make a difference by crown lifting oak trees, willow bashing or dragging out the unwanted foliage, I noted first timers, seasoned campaigners, and regulars. I lifted my cap to those who had helped through the years but who were now watching from above, no doubt laughing at the jokes and complaints of bad backs.

But most of all I express my thanks to those that turn up, year in year out, to help. To make a difference. To better the environment. To create and maintain a happy place. A place of remembrance. A quiet place. A place for butterflies, dragonflies, stoats, rabbits, frogs, snakes. A place to regain composure. A place to help keep you sane.

The wood is becoming exactly what we had hoped it would, and is already being appreciated by many people. You can enjoy the space for yourself and can find it on the Welford Road, between Kilby and Arnesby.

More information about Wyggestons Charity can be found at www.wyggestons.org.uk



Information on all the services Andrew Granger & Co. provide, can be seen at www.andrewgranger.co.uk

► Strong demand for rural property continues

Andrew Granger and Co have experience with sales and letting of land and rural property across the east midlands and beyond. Over the past months we have seen strong demand for farms, land and rural property with many achieving in excess of the guide price.

Here are some examples of property we have recently marketed:



► **AB KETTLEBY** 0.79 acres

Residential development land located on the edge of the village of Ab Kettleby, sold with the advantage of outline planning consent for the erection of up to nine dwellings.



► **DESBOROUGH** 3.26 acres

Equestrian facility or development opportunity (STPP) just outside Desborough, offering a range of timber stables, a steel portal frame building, a yard office, a menage with adjacent orchard, and pastureland split into two separate enclosures.



► **GUMLEY** 61.98 acres

Pastureland located north of the village of Gumley, split into eight enclosures with the benefit of direct roadside access.



► **BRAYBROOKE** 123.66 acres

Productive arable land, close to the popular market town of Market Harborough, let by informal tender.



► **SILEBY** 6.08 acres

Pastureland located to the west of the village of Sileby. The land is split into two separate enclosures and benefits from direct roadside access.



► **KIRKBY MALLORY** 11.80 acres

A detached four-bedroom family property at Kirkby Mallory with a range of outbuildings, set within gardens and land.



► **WILLEY, RUGBY** 45.00 acres

A ring-fenced block of approximately 45 acres of arable land.



► **TUGBY** 85.00 acres

A detached four-bedroom family home with gardens and orchard, together with 85 acres of permanent grassland, stables, menage and farm buildings located on the edge of the village of Tugby.

► **Commercial**
0116 242 9933

► **Planning & Development**
01858 439090

► **Professional**
0116 242 9933

► **Rural**
01509 243720



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