

Land at Humberstone Lane

Freehold

Thurmaston, Leicester, LE4 9JU

Warehouse / Workshop Units & Open Storage Land

1.06 Acres (0.43 hectares)



For Sale



Key Information



Title LT17182



1.06 Acres



Price: OIEO
£675,000

Description

The site comprises an irregular shaped plot with a mix of tarmac, concrete and hardcore surfaces and includes two basic industrial/workshop units. The site is secured by a gate and palisade fencing around the perimeter..

Location

The property is situated in Thurmaston to the north east of Leicester Town Centre. It is approached from a private access off Humberstone Lane within easy reach of the A536 trunk road that is less than half a mile away.

There are commercial areas to the north and south including Troon Way Business Centre and a Cemex Ready Mix concrete plant is immediately adjacent. The Midland Main Line provides the western boundary and to the east is a row of traditional semi-detached housing.

Leicester centre is only a short drive away and its railway station offers frequent services to London, Nottingham, Sheffield and beyond.

Further information

Site Area

Approximately 1.06 acres. (4,168 sq m).

Guide Price

Unconditional offers are invited in excess of £675,000 exclusive of VAT.

Tenure

Freehold with vacant possession on completion.

The Property is registered at Land Registry under title number LT17182.

Access Road

The private access lane is surfaced in tarmac and shared with other surrounding occupiers. It also forms part of the Thurmaston Footpath.

The Purchaser will benefit from easements of access, connection and entry over the lane and have rights reserved to use and connect into any service media, at their cost.

There will also be a contribution towards the maintenance and upkeep of the lane.



Further information

Services

We confirm we have not tested any of the service installations and any purchasers must satisfy themselves as to the state and condition of such items.

Business Rates

To be confirmed.

Permitted Use

The Property has been used as an HGV driver training facility with complementary parking of commercial vehicles.

We understand the current use falls within Use Class B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Planning

The site is situated in an employment area. All enquiries regarding planning should be directed to the planning department at Leicester City Council.

Development Overage

The property is subject to an overage clause, whereby 50% of any increase in the value of the property from the grant implementation of planning permission for residential development and / or retail development over and above the existing use of the property. This would include any development which occurs under Permitted Development Rights. The term of this clause would be 50 years from the date of completion for residential and 25 years from the date of completion for retail. Full overage provisions can be provided on request.

Sale Overage

The sale will be subject to a 12 month disposal restructure whereby the purchaser covenants with the seller not to make any disposal save for permitted disposals at any time during the restricted period without first procuring that the person to whom the disposal is being made has executed a Deed of Covenant.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

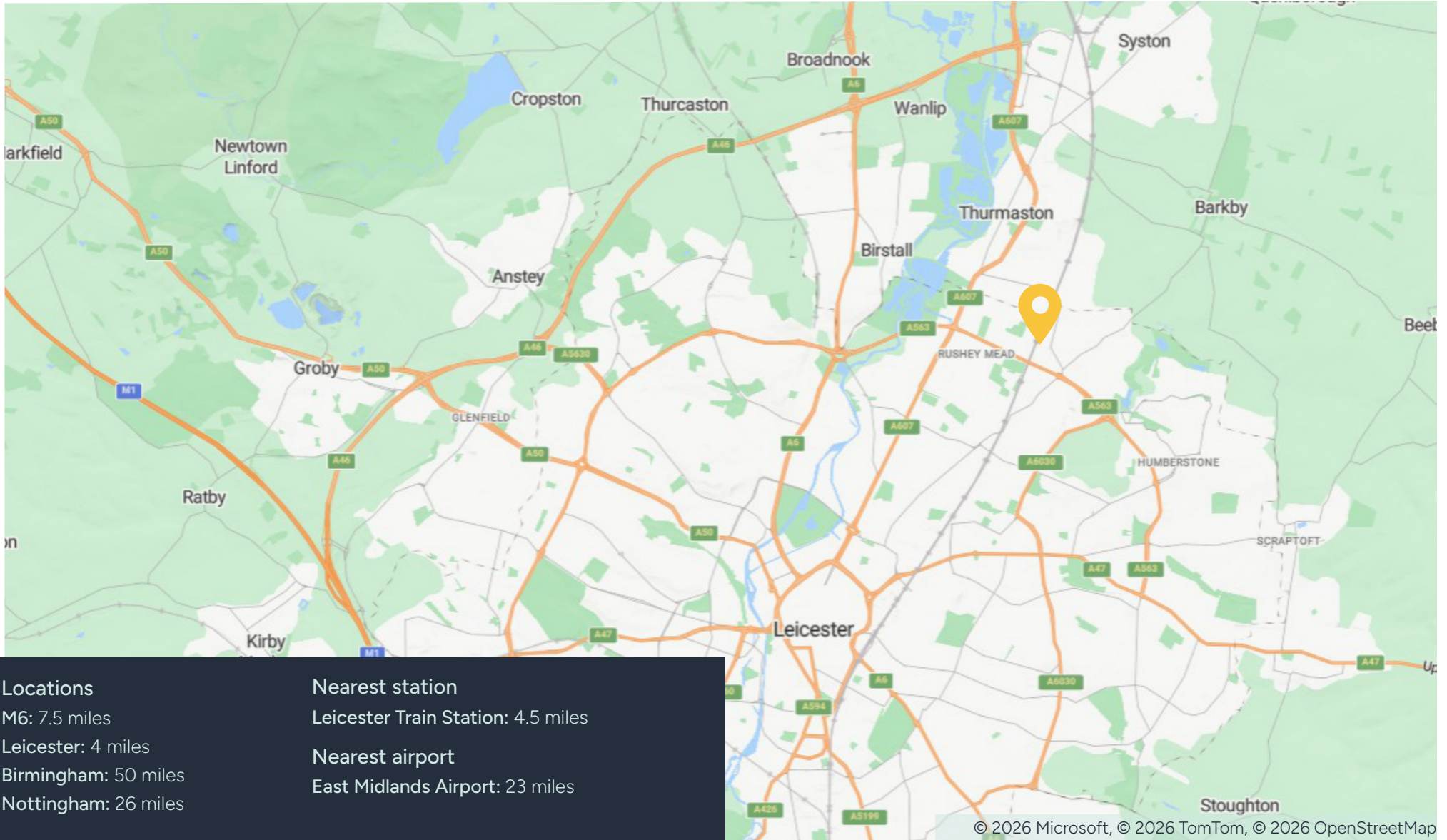
The successful buyer will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The vendor has not opted to tax under Value Added Tax.



Location Map



Locations

M6: 7.5 miles

Leicester: 4 miles

Birmingham: 50 miles

Nottingham: 26 miles

Nearest station

Leicester Train Station: 4.5 miles

Nearest airport

East Midlands Airport: 23 miles

Site Plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



David Newman

0161 214 4664

david.newman@fishergerman.co.uk



Arjun Delay

0121 561 7884

arjun.delay@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2026. Photographs dated May 2026.



This brochure is fully recyclable