

FOR SALE



Development Opportunity

241 Loughborough Road, Leicester, LE4 5PN

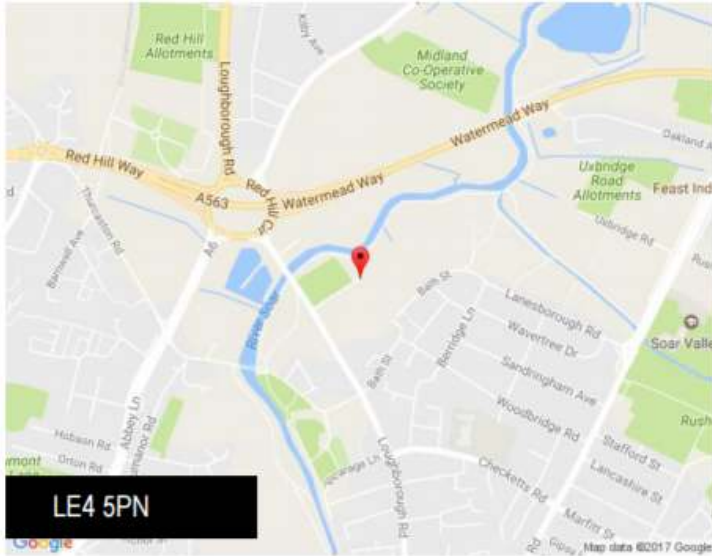


- Approximately 5.3 Ha (13.08 acres) cleared development site
- 2 miles north of Leicester city centre in a popular mixed residential and commercial area
- The site had detailed planning consent for 161 dwellings - subject to a time extension granted in May 2014 which lapsed in May 2017.
- Scope for alternative uses, subject to planning
- Nearby occupiers include Bestway Cash & Carry, Lidl, Jelson Homes and Leicester Outdoor Pursuits Centre.

Location

The property is located off Loughborough Road (A6030) 2 miles north of Leicester city centre in an area of mixed residential and commercial uses.

Leicester is centrally located within the UK and has excellent access onto the M1 motorway. The site is located 0.3 miles from the A563 outer ring road, providing access to junctions 21 (7.0 miles), 21a (5.5 miles) and 22 (8.5 miles). Junction 21 of the M1 also forms the intersection of the M69 motorway.



The property surrounds the existing Bestway Cash & Carry and is bounded to the north by the River Soar, the east by open land, the south by Bath Street, residential properties and a Lidl supermarket. The main access to the site will be from Loughborough Road with a further proposed access from Bath Street.

Located within the district of Belgrave, nearby occupiers include Bestway Cash & Carry, Lidl, Jelson Homes and Leicester Outdoor Pursuits Centre.

Description

The site comprises a cleared development site, which is irregular in shape and gently slopes from west to east. It extends to approximately 5.3 hectares (13.08 acres). We understand that the net area extends to the region of 2.43 hectares (6.46 acres).

Planning

The property lies within the jurisdiction of Leicester City Council. The Core Strategy was adopted in July 2014 and they are now working on their Part 2 Local Plan.

The site had the benefit of a detailed planning consent (Reference 20071480) for 93 apartments (12 of which were affordable) and 68 three, four, five and six bed houses (17 of which were affordable). An extension of time in connection to this application was granted in May 2014 (Ref 20131484), subject to a S106 agreement. The extension of time which lapsed in May 2017. The respective applications can be viewed on the Leicester City Council Planning Database;

<https://goo.gl/aTZEoD>

Due to the size and location we understand the site may have scope for alternative use subject to the necessary planning consent. Interested parties with planning enquiries should contact the Planning Team at Leicester City Council;

T: 0116 454 3031

E: planning@leicester.gov.uk

Technical Information

We understand that mains water, drainage, gas and electricity are available to the site. However, prospective purchasers should make their own enquires through the relevant authorities as to the exact availability. Further technical information can be made available on request.

Tenure

The site is held on a freehold basis.

Price

Offers invited in excess of £3 million pounds exclusive.

Contact

Please direct any questions regarding the sale of the site to the following key contacts:

Matthew Smith

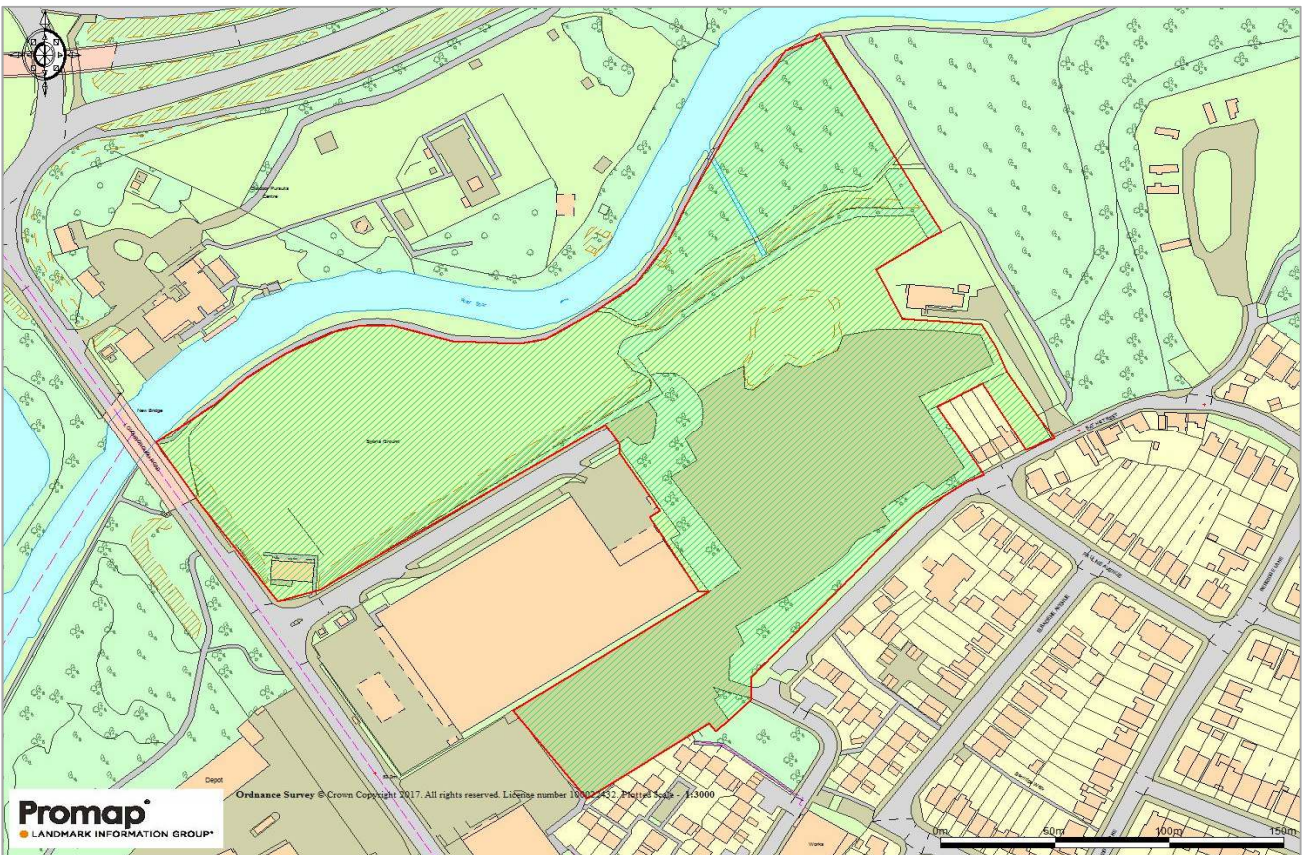
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