

JAMES SELICKS

PLOT 2
LAURESTON DRIVE

(REAR OF ST JOHN'S ROAD)
STONEYGATE, LEICESTER, LE2 2AQ

GUIDE PRICE: £235,000



An exciting opportunity to acquire a building plot situated to the rear of St Johns Road in Stoneygate, with direct access off Laureston Drive.

The plot has outline planning consent for a large four bedroom executive detached house with proposed accommodation comprising reception hall, cloakroom, lounge, sitting room, dining kitchen, utility room, four first floor bedrooms, two en-suites and a further family bathroom; second floor loft space with proposed landing, study and play room.

(Planning Application Number 20232372). A Purchaser's pack is available upon request.

Location

Laureston Drive is quiet cul-de-sac in the heart of Stoneygate, conveniently situated for excellent access to the city centre, professional quarters and mainline railway station, popular local state and private schooling, and is within easy walking distance of the fashionable Allandale Road and Francis Street shopping parades providing a range of trendy bars and boutiques in the heart of Stoneygate, as well as being only a short distance away from Victoria Park and the historic New Walk walkway leading into the city and the popular Queens Road shopping parade in nearby Clarendon Park.

Local Authority: Leicester City Council. **Planning reference:** 20232372.

Services: The plots currently have no mains services connected although mains services exist on Laureston Drive.

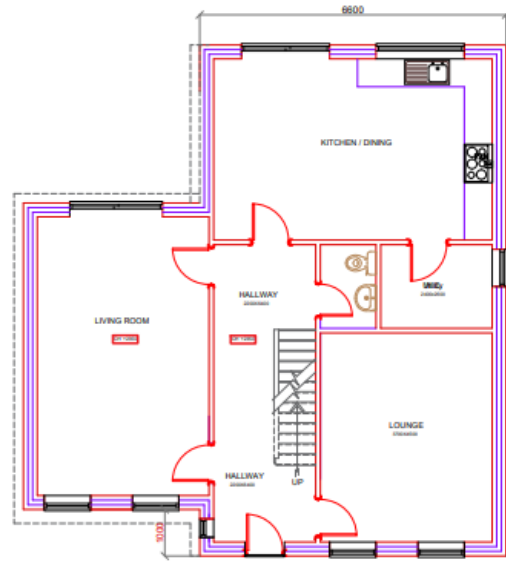
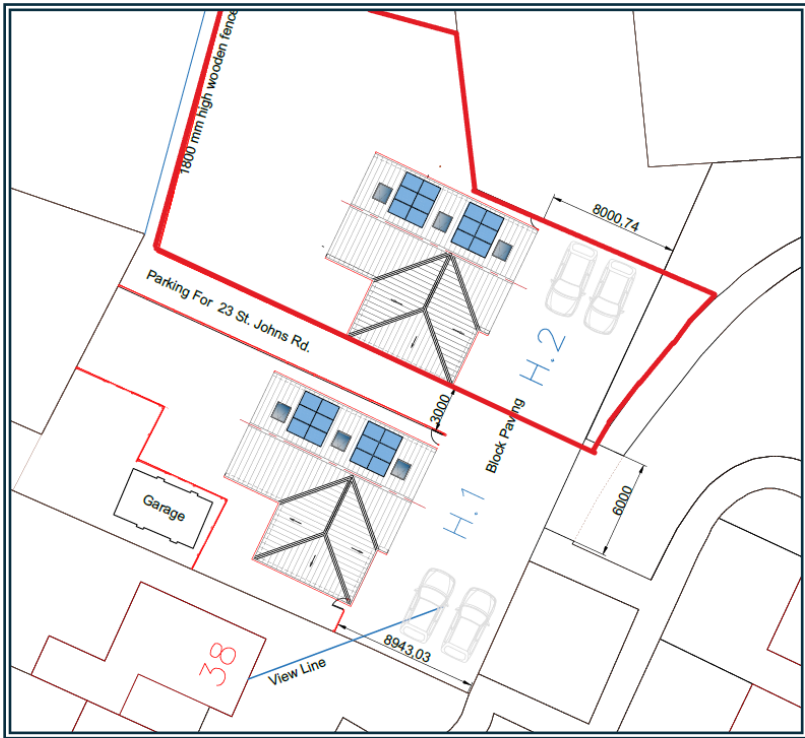
Wayleaves, Rights of Way & Covenants: Owner is retaining a narrow driveway through middle (on plan).

Flooding issues in the last 5 years : None known

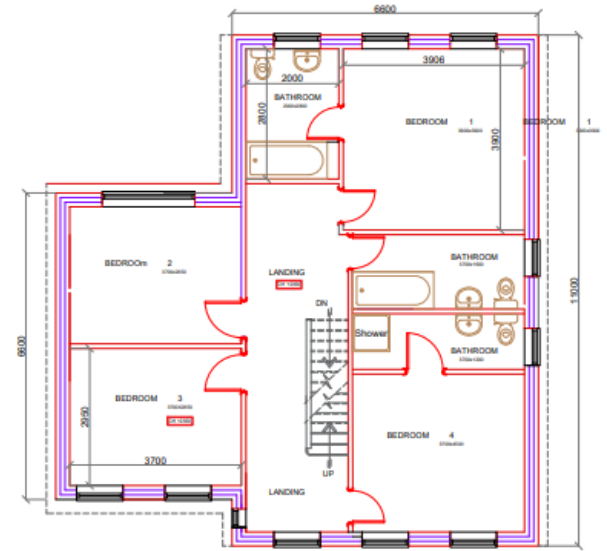
Conservation Area: No

Plot size approx. 485 Sq Metres – proposed house size approx. 2531 Sq Feet - guide price 235,000

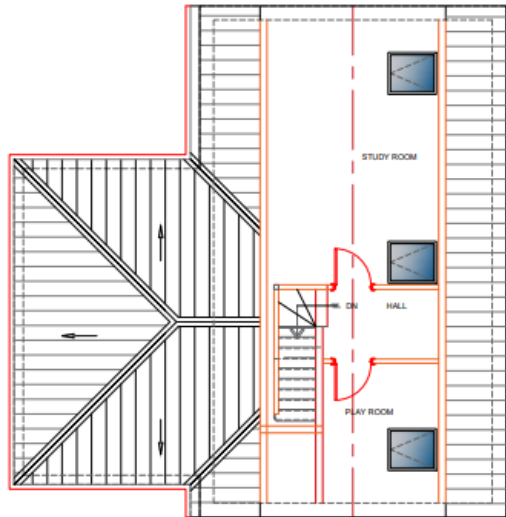
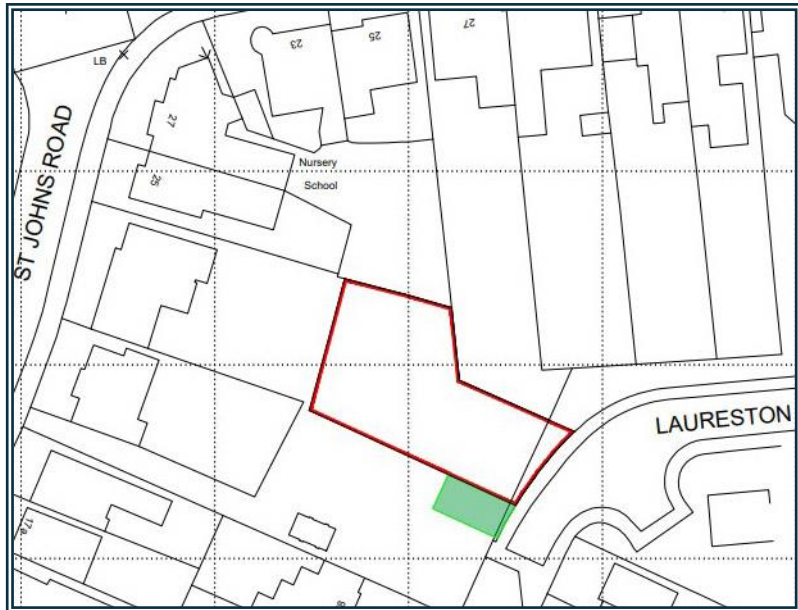




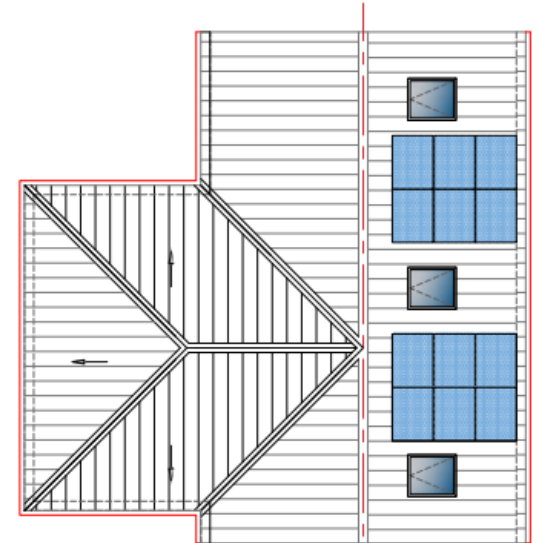
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



LOFT PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

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2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



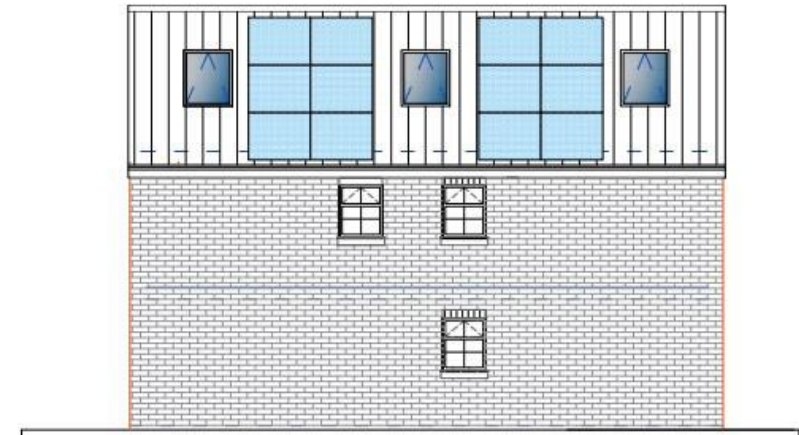
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100