

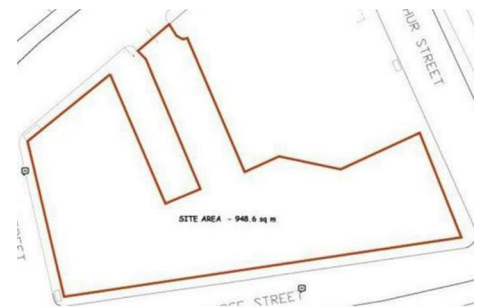
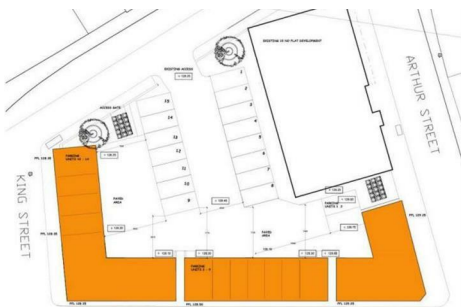


**PANTERA  
PROPERTY**

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## Land Off George Street And King Street , Barwell, LE9 8GZ

- Sold with Vacant Possession
- Existing planning permission for 14 residential apartments
- Strong rental market with ERV of £138,000 per annum
- Ready for development work to commence immediately

**Asking price £400,000**

# Land Off George Street And King Street

, Barwell, LE9 8GZ

## Sale Considerations

- For Sale on a Freehold basis.
- Seeking offers of £400,000 subject to contract
- Available on the basis of a swift unconditional sale
- Planning permission in place for new build development of 14, 1 and 2 bed apartments. Planning reference number 20/00504/FUL.
- Gross Development Value of end development estimated at £1,985,000
- The completed development has an Estimated Rental Value of £138,000 per annum
- The site extends to 0.23 acres
- Sold with Vacant Possession

## Description

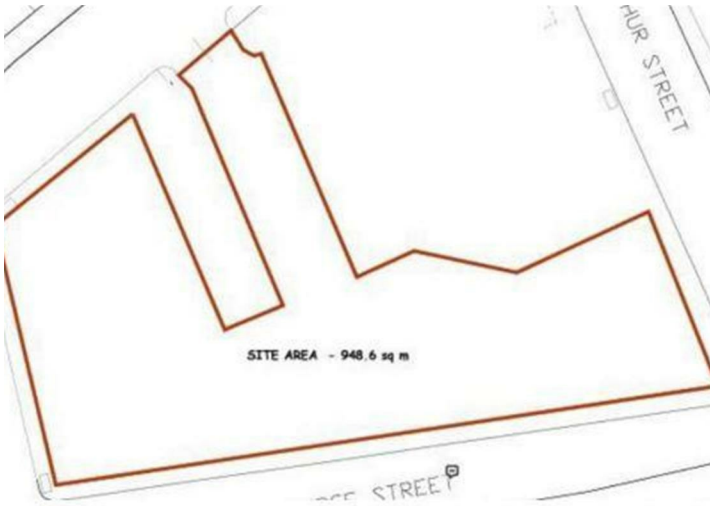
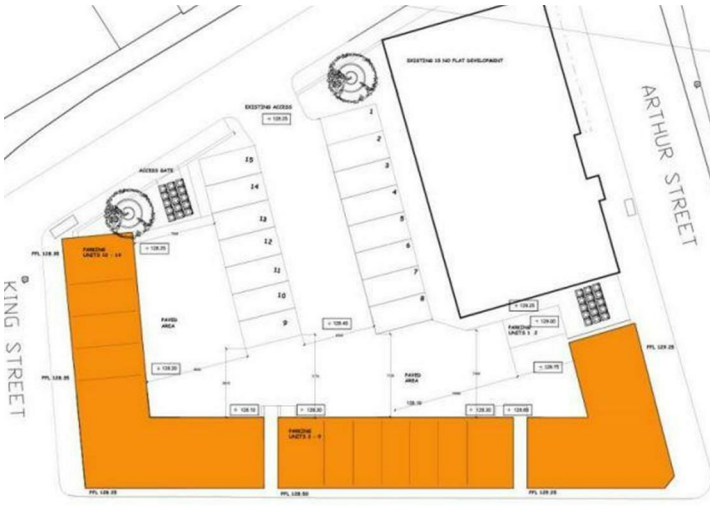
The Property now comprises a cleared and vacant site with the boundary walls which fronted King Street, George Street and part of Arthur Street having been demolished. The Property occupies the majority of the island site bounded by the aforementioned streets. Vehicular access to the Property is from an existing vehicular access on King Street. The planning application under planning reference 20/00504/FUL to create a part two, part three storey development. The proposed development is to be 10, one bedroom apartments including one duplex apartment and four two bedroom apartments, again including one duplex apartment. The proposal is for a coach-house design with parking, with under-croft parking to the ground floor level and the apartments above, although two of the spaces will be provided externally at the eastern end of the development

The site has planning permission for 14 new build residential apartments. Planning reference number 20/00504/FUL from Hinkley and Bosworth Borough Council.

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

## Location

The Property is located in Barwell. Barwell is a civil parish and large village in Leicestershire. Barwell neighbours Earl Shilton and is located 2.5 miles northeast of the centre of the larger town of Hinckley and some 11 miles southwest from the city of Leicester. The Property is located in a mixed use area, which was formerly more commercial but over time through gentrification is becoming more residential in nature.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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