



Wilnicott Road

Leicester, LE3 2TE

Guide Price £30,000



*****FOR SALE BY PUBLIC AUCTION 25th July 2024 2.00PM. REGISTER TO BID*****

A parcel of land to the rear of 13 Wilnicott Road fronting onto Charlecote Avenue.

The plot has a frontage of 17m and a depth of 10m. 0.042 acres. A modern, part-constructed, single-storey building on site, with 11" cavity wall construction beneath a pitched tiled roof. There is car standing to the side and front of the building. Ideal as lock-up storage or garaging or possibly as a change of use to residential, subject to the relevant consents.



Plot 55'9" x 32'9" (17m x 10m)

A level site with vehicular access from Charlecote Avenue.

Building 14'1" x 24'7" (4.30m x 7.5m)

A cavity wall constructed, single-storey building with a pitched tiled roof. UPVC double glazed windows and doors and an up and over garage door. Car standing to the front and side.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

Buyer's Administration Fee

Buyers will be required to pay an auction administration fee of £1250 + VAT (£1,500 inc VAT)

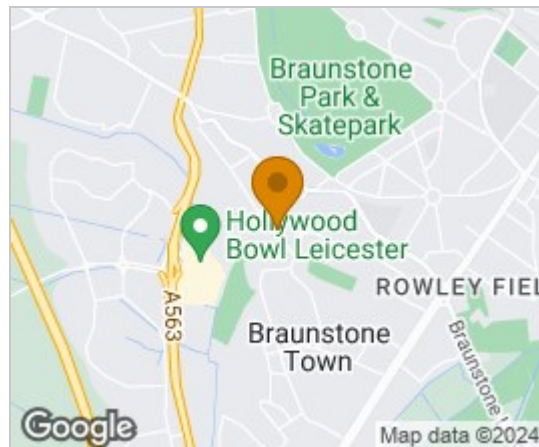
Buyer's Premium

The buyer will be required to pay a contribution to the seller's costs of £2400.00 (£2000 + VAT)

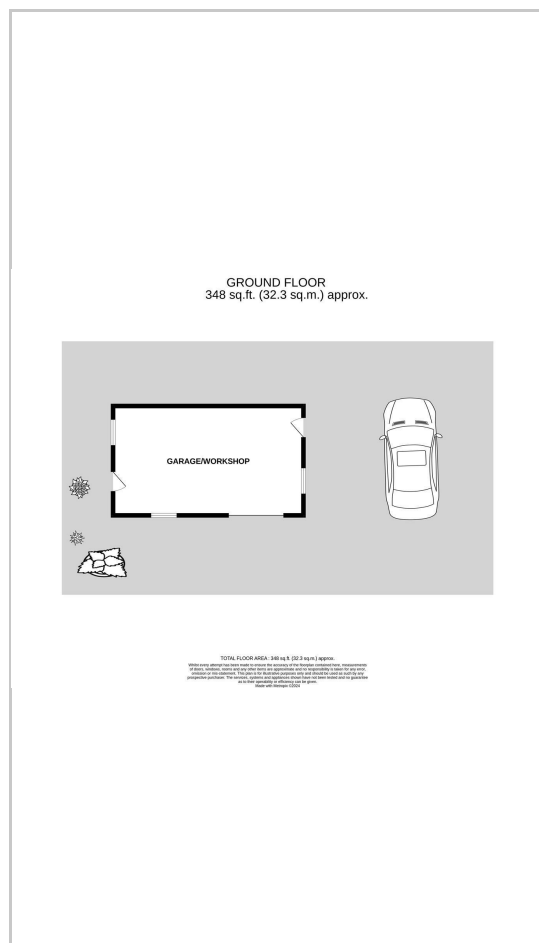
Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.