

## FOR SALE

### Stoneygate Road Stoneygate, Leicester LE2 2BN



## OFFERS IN EXCESS OF: £2,400,000

- A substantial, detached, Grade II listed building formerly used as a school
- Located in the desirable area of Stoneygate
- Total GIA: 14,434 sqft (1,340 sqm) on a site area of 0.75 acres
- P/P granted for the internal & external alterations to provide 15 flats
- (1 x 1 bed), (13 x 2 beds) & (1 x 3 bed)
- Potential for residential development of up to 6 houses or a block of flats within the existing garden & car park, subject to planning



## Location

This property is located within the desirable area of Stoneygate and is well positioned for access to everyday amenities. The property benefits from being in close proximity to Leicester City Centre, Leicester Royal Infirmary, Victoria Park, and near to shopping parades in both Stoneygate and Clarendon Park. The area is serviced by frequent bus links to and from areas of Leicester.

## Description

A substantial detached, former school premises and Grade II listed building, of approximately 14,434 sqft (1,340 sqm) set on 0.75 acres.

The site briefly comprises; a 3 storey main building of approximately 10,721 sqft (996 sqm) with classrooms, a gymnasium, staff rooms, offices, kitchen, changing rooms and WC's and a single storey outbuilding of approximately 4,163 sqft (386.7 sqm) comprising a Chapel, science lab and further classrooms. Externally, the property benefits from a large rear car park and garden, which is suitable for residential development of up to 6 houses or a block of flats, subject to planning.

Planning has been granted for the internal and external alterations to Grade II listed building to provide 15 flats.

## Accommodation

All measurements are approximate:

### Main Building:

Ground floor:	4,169 sqft (387.3 sqm)
First floor:	3,276 sqft (304.3 sqm)
Second floor:	3,276 sqft (304.3 sqm)
<b>Total:</b>	<b>10,271 sqft (996 sqm)</b>

### Single Storey Outbuilding:

**Total: 4,163 sqft (386.7 sqm)**

**TOTAL GIA: 14,434 sqft (1,340 sqm)**

## Planning

Planning has been granted for the internal and external alterations to Grade II listed building to accommodate 15 flats. (1 x 1 bed), (13 x 2 beds) and (1 x 3 bed).

Planning application no. 20220105.

Dated: 05.04.2022

Full plans are available on request.

**Important Information:** All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

## Proposed Accommodation

Accommodation	Bedrooms	Gross Internal Floor Space
Ground Floor:		
Flat 1	2	1,475 sqft (137 sqm)
Flat 2	2	883 sqft (82 sqm)
Flat 3	2	797 sqft (74 sqm)
Flat 4	1	570 sqft (53 sqm)
Flat 5	2	872 sqft (81 sqm)
Flat 6	3	1,302 sqft (121 sqm)
Flat 7	2	1,195 sqft (111 sqm)
Flat 8	2	861 sqft (60 sqm)
Flat 9	2	915 sqft (85 sqm)
First Floor:		
Flat 10	2	1,227 sqft (114 sqm)
Flat 11	2	893 sqft (83 sqm)
Flat 12	2	840 sqft (78 sqm)
Second Floor:		
Flat 13	2	1,227 sqft (114 sqm)
Flat 14	2	840 sqft (78 sqm)
Flat 15	2	947 sqft (88 sqm)

## Tenure

Freehold.

## EPC

Band E.

## Services

The services, fittings, and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

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