

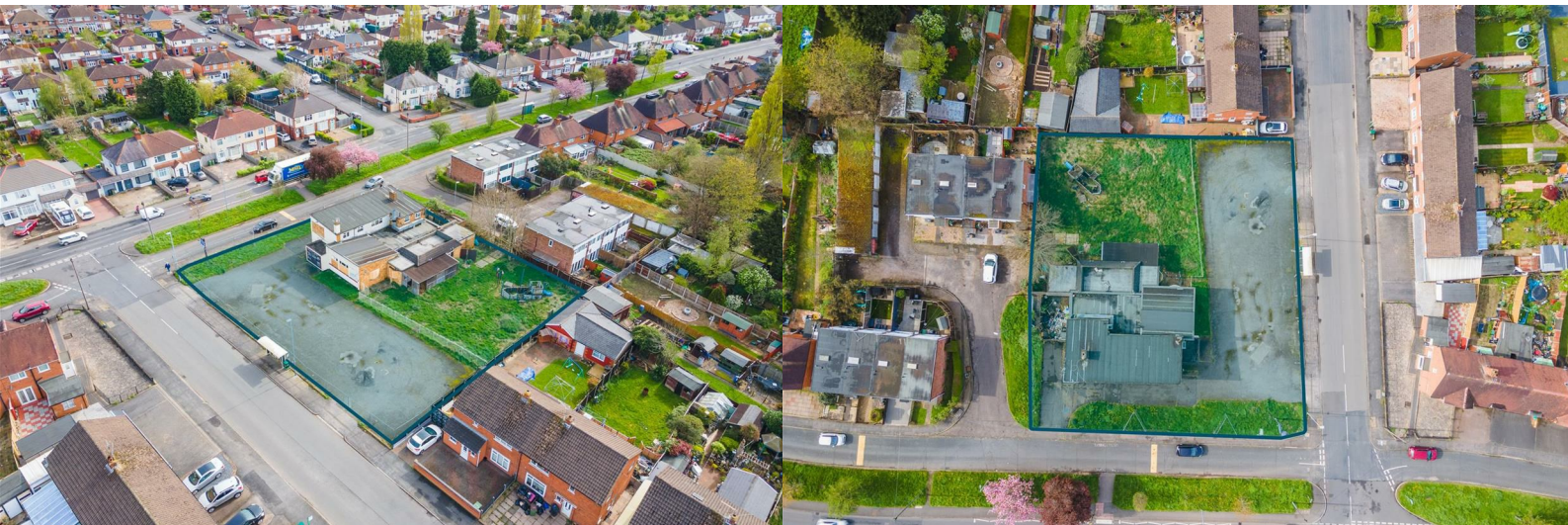


Property boundaries are approximate and provided for illustration purposes only.

Development Site at Aylestone Lane

Wigston, Leicester, LE18 1BA

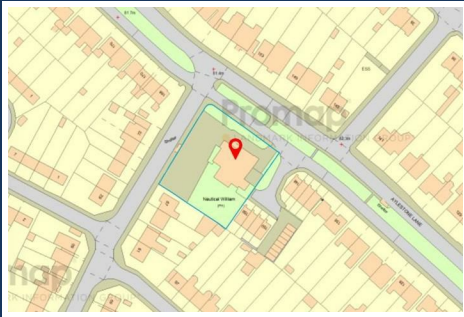
Offers In The Region Of £700,000



Development Site at Aylestone Lane

Wigston, Leicester, LE18 1BA

Offers In The Region Of £700,000



Marble Land & Development are delighted to bring to the market a development opportunity designed to deliver a scheme of 9 dwellings (comprising 2 semi-detached 3-bed, 2-bath houses and 7 terraced 3-bed, 2-bath houses).

The site currently comprises a former public house, The Nautical William, which is located on the corner of Aylestone Lane and Rolleston Road, within an established residential area of Wigston and a 10-minute walk from the centre of Wigston. Aylestone Lane and Rolleston Road, are served by a bus route which connects the location to both Leicester City Centre and Wigston Town Centre at regular intervals.

There is a planning application pending reference is 23/00486/OUT. (Several other planning applications have been submitted since 2017 on the site, including a scheme for 23 apartments).

The size measures 0.2 hectares / 0.49 acres. The new homes proposed are believed to total 1076.39 square feet each (Gross Internal Area) and each plot will feature at least 1 off-road parking space and rear garden.

The public house is currently empty and demolition quotes have been sought, which are available on request.

All mains services are available to the site.



Road Map



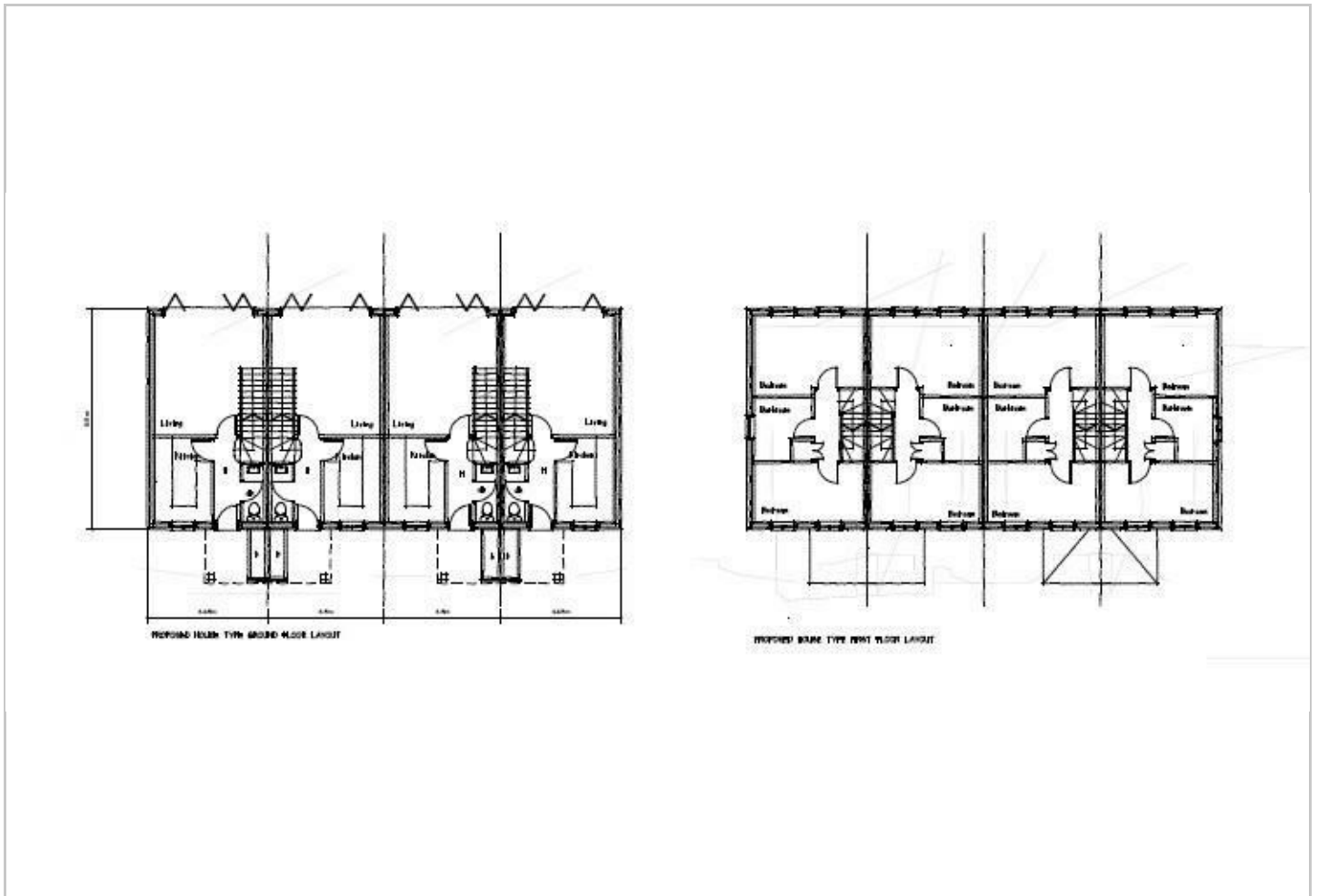
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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.