



Sinclair

Land & Garage, Off Of Albert Avenue, Sileby, Leicestershire, LE12
7TA

Guide Price £75,000

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Property at a glance

- Land & Garage For Sale
- Development Potential (STP)
- Garage Has Electric & Water
- Drains (Foul & Rain) To Road
- Council Tax Band*: Exempt
- Price: £75,000

Overview

* LAND & GARAGE FOR SALE *

Situated off Albert Avenue in Sileby - The garage has electric and water but requires meters installing immediately after purchasing. uPVC Personal side door & insulated electric roller shutter main door .

Garage measures approx. 6.5 meters x 4 meters

Small concrete block built shed

The garage and plot may be suitable for further development, potentially incorporating and converting the garage to increase the accommodation subject to gaining necessary planning permissions. Please note no planning has been sought or granted to date.

Location**

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.


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Energy Efficiency Rating

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

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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