



**Site At Corner Of Vaughan Way & St Margaret's Way, Leicester,  
Leicestershire LE1 4SB**

## **Prime Residential Development Site**

- ▶ **Approximately 0.378 acres (0.153 hectares)**
- ▶ **Planning consent progressing for a 104 unit residential scheme**
- ▶ **Situated in a high profile position close to the Highcross Shopping Centre**
- ▶ **Near similar new developments**

For enquiries and viewings please contact:



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## Location

The site occupies a high-profile corner position at the junctions of Vaughan Way (A594) and St Margaret's Way (A6) in Leicester City Centre. Vaughan Way forms part of Leicester's inner road system, whilst St Margaret's Way is a main arterial route leading to and from Leicester City Centre and is the only dual carriageway link from the County to the inner ring road.

The surrounding area has undergone significant development, as just to South West is the recently completed The Wulcomb development by Long Harbour, which comprises 297 residential units for the private rented market. Beyond this is the recently completed mixed use scheme No 1 Great Central Square, comprising a Novotel hotel, an aparthotel and 33,000 sq ft of prime Grade A office accommodation.

The site is within walking distance of the Highcross Shopping Centre which provides an extensive range of shops and leisure amenities and is anchored by John Lewis. Public transport connections are excellent with the newly refurbished St Margaret's Bus Station situated virtually opposite, whilst Leicester Railway Station is located approximately 1.3 miles to the South East. There are a number of schools and higher education establishments nearby, most notably Leicester College which is 0.5 miles to the East and De Montfort University which is 1.5 miles to the South East.

## Description

A superbly located potential residential development site, extending to approximately 0.378 acres which is clear of buildings, ready for development.

## Accommodation

	Hectares	Acres
<b>Total</b>	0.153	0.378

Measurements are quoted in accordance with the RICS Property Measurement Second Edition.

## Services

Interested parties are advised to discuss the extent and availability of services with utility companies.

## Planning

Planning consent is presently being sought for a 9 storey, 104 unit apartment scheme comprising a mixture of 1 and 2 bed flats. Full information on the proposed planning application is available on request from the agents.

## Tenure

The site is Freehold.

## Information Pack / Data Room

The following information is available:

- CGIs
- Design and Access Statement
- Site Drawings
- Planning Documentation and Reports

## Proposal

The vendor is seeking to dispose of the site on a conditional of planning basis, in line with the planning consent they have submitted. Unconditional offers will be considered on their merit.

## VAT

VAT may be applicable to the purchase price.

## Legal Costs

Each party is to bear their own legal costs incurred.

## Viewings

Viewings are by appointment with sole agents Innes England

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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