



Rear Of 100 Welford Road, Leicester, Leicestershire LE2 7AB

Student Development Opportunity

- ▶ **0.26 Acres (0.11 Hectares)**
- ▶ **Planning Consent for the development of 62 student studio flats**
- ▶ **City centre location close to Leicester's award winning universities**
- ▶ **Freehold Price: £1,200,000**

For enquiries and viewings please contact:



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Location

The site lies to the rear of 100 Welford Road via an archway, close to its junction with Regent Road, approximately half a mile in distance from Leicester City Centre. The site is located in a mixed commercial and residential area, equidistant from both of Leicester's award winning Universities, University of Leicester and De Montfort University, as well as Leicester Royal Infirmary. The site benefits from the usual amenities associated with an established city centre.

Description

A unique courtyard development site which extends to some 0.26 acres (0.11 hectares), upon which currently comprises an array of buildings and yard space. A permanent right of way approaches the site via the arch on the Welford Road elevation. Planning consent has been granted for the demolition of most of the existing buildings, and the development of a purpose-built student accommodation scheme comprising the following:

Accommodation

	Hectares	Acres
Ground Floor - 14 x Studio flats	339	3,649
Ground Floor - Security Office / Cycle Store / Bin Store	71.8	773
First Floor - 15 x Studio flats	359	3,864
Second Floor - 13 x Studio flats	311	3,348
Third Floor - 11 x Studio flats	271	2,917
Fourth Floor - 9 x Studio flats	204	2,196
Basement - Gym / Communal Space	92	990
Total	0.11	0.26

Services

Interested parties are suggested to make enquiries with the utility companies over the availability of services. Notwithstanding this, all mains services are presently connected to the site.

Planning

Planning consent has been granted for the development of 62 self-contained student studio flats (Suis Generis):

This will comprise the demolition four buildings and the construction of part a three, four storey and five storey building with basement encompassing 58 student studio flats (Suis Generis) and a single storey building for a security office, cycle and bin store, whilst two of the existing buildings will be converted to provide 4 further self-contained student studio flats.

Full information on planning is available on request, or can be obtained via the Leicester City Council Planning portal under the

Tenure

The site is available to purchase on a freehold basis.

Price

£1,200,000

VAT

All figures quoted are exclusive of VAT.

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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