



Land At 22-24 Fosse Road Central, Leicester, Leicestershire LE3 5PR

Important Development Site

- ▶ **Total site area: 0.18 acres**
- ▶ **Cleared site with full planning consent for a care home**
- ▶ **Popular residential location near De Montfort University**
- ▶ **Offers in the region of 325,000**

For enquiries and viewings please contact:



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Location

The site lies prominently at the junction of Fosse Road Central and Arundel Street, approximately 1.5 miles west of Leicester city centre. Fosse Road Central lies between King Richards Road (A47) and Hinckley Road. The area is characterised by residential accommodation, with local retail facilities on Hinckley Road. There is good public transport access to the city centre.

Description

The site is roughly rectangular in shape, cleared and extends to approximately 0.18 acres. The extent of the site is outlined in red on the attached plan for information purposes only.

Accommodation

	Hectares	Acres
Total	0.07	0.18

Services

Interested parties are advised to speak with the various utility companies to discuss their particular development requirements.

Planning

Full planning consent was granted on 21st January 2022 for the construction of a three-storey and single-storey building for use as an assisted living home, comprising 22 studio flats; communal and support facilities; associated access, landscaping and parking.

A copy of the planning permission, together with all associated documentation and reports is available from the vendor's agents.

Tenure

The site is freehold, with vacant possession being granted upon completion of legal formalities.

Business Rates

To be assessed

Price

Offers in the region of £325,000

VAT

VAT may be applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

Information Pack

The following information is available:

- Title information
- Decision notice
- Notice of Determination for demolition
- Topography plan
- Ground investigation reports
- Drainage reports
- Electrical information

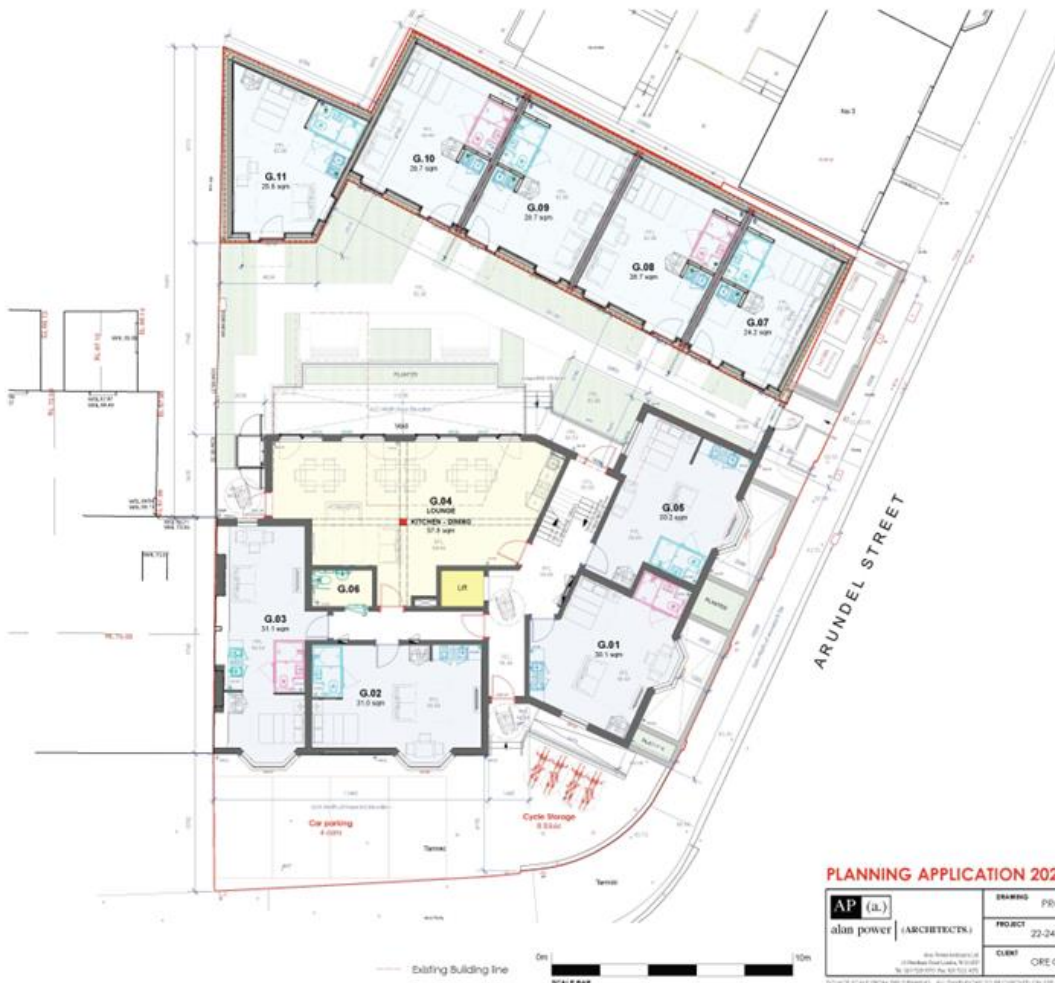
Viewings

Viewings are by appointment with sole agents Innes England

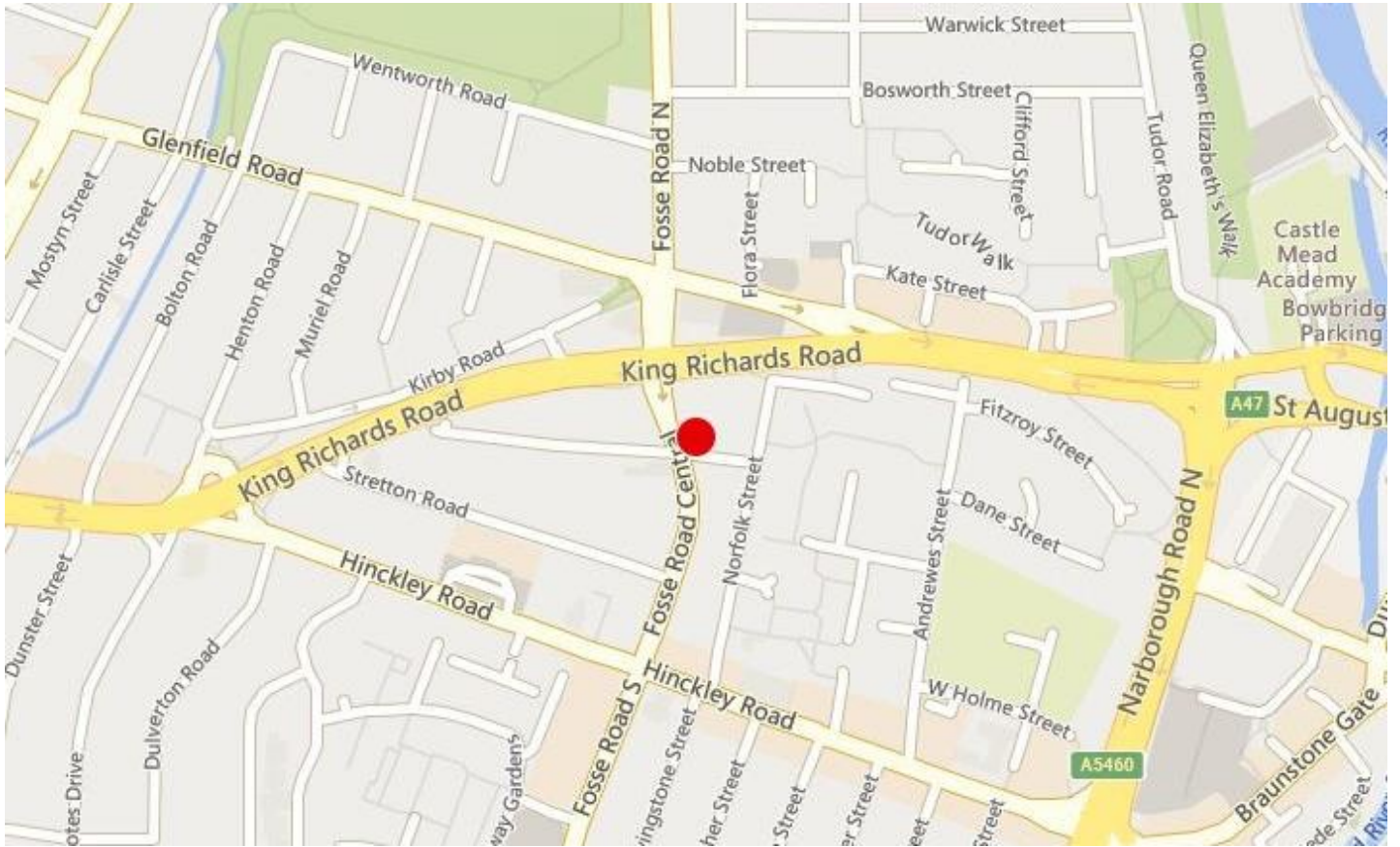
Our Anti-Money Laundering Policy

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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