



All enquiries Ref: James Paterson

- **Substantial freehold former Saffron neighbourhood housing office**
- **Development opportunity**
- **Full Vacant Possession**

Location:

The property is situated on Saffron Lane, Leicester, near its junctions with Gedge Way and Burgess Road. The property is located close to Saffron Health Practice and between Aylestone Leisure Centre and the Pork Pie Roundabout. Public transport links include Leicester Mainline Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A426 Saffron Lane and A563 Leicester Ring Road. Shopping amenities can be found locally within Aylestone and Saffron Lane neighbourhood centre, with an extensive range of shops, bars and restaurants being found in Leicester City Centre. Recreational pursuits can be found locally at Aylestone Leisure Centre, Knighton Park and the wider open spaces surrounding the River Soar.

Description:

A substantial freehold two-storey former Neighbourhood Area Housing Office extending to approximately 10,936 sq ft (1,016 sq m). The property benefits from planning permission for the conversion of the ground floor into three separate retail units (Class E use), whilst the first floor provides office/storage accommodation with kitchen and bathroom facilities. The property offers significant asset management, investment and development potential subject to any further consents required.

Accommodation:

Ground Floor:

Former offices, reception, sales/storage areas, meeting rooms, kitchen facilities, WC accommodation and ancillary space.

GIA: Approximately 508 sq m (5,468 sq ft)

First Floor:

Offices, storage rooms, kitchens, bathrooms and ancillary accommodation.

GIA: Approximately 508 sq m (5,468 sq ft)

Gross Internal Area:

Approximately 1,016 sq m (10,936 sq ft)

Outside:

Forecourt, servicing areas and surrounding site land.

EPC Rating: TBC

Tenure:

Freehold.

Potential:

The property may be suitable for a variety of uses including retail, office, medical, community, storage, trade counter, mixed-use investment or further residential redevelopment, subject to obtaining all necessary planning permissions and consents. Prospective purchasers must rely on their own enquiries in this respect.

Planning:

Planning permission was granted by Leicester City Council on 13 January 2026 under planning application reference 20251672 for alterations to the existing Class E building, including the installation of new windows and doors to the front elevation together with the reconfiguration of the ground floor layout to create three separate commercial units.

Note:

VAT is payable on the purchase price.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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