



Putting great property on the map

**45 Leicester Road
 Glen Parva
 Leicester
 LE2 9HJ**

Informal tender £500,000



OFFERED FOR SALE BY INFORMAL TENDER AT A GUIDE OF £500,000 to £550,000.

A rare opportunity to buy a substantial development site with outline planning consent for a residential development of five dwellings comprising two large detached houses and three bungalows.

Permission was granted by Blaby District Council on 30th April 2018 to include the demolition of the existing detached dwelling which is suffering from structural movement. The house has three reception rooms, kitchen, five bedrooms, snooker room, bathroom and a double garage.

The land extends to approximately one acre including a spinney area. In an established residential location in Glen Parva with easy access to Blaby, Wigston and the city centre. Full documents can be viewed at <https://pa.blaby.gov.uk/online-applications> using reference number 17/1689/OUT.

Tender Process

Offers are to be received by 12.00 noon on 27th July 2018 at the offices of Readings, 48 Granby Street, Leicester LE1 1DH

We can provide a tender form for your completion.

If sent by post or delivered by hand then the envelope should be marked FAO James Court and clearly marked 45 Leicester Road Glen Parva Offer and should include the name of the party making the offer on the outside of the envelope,

Notes

This is a rare opportunity to acquire an established site with outline consent for the erection of five detached dwellings in a very popular residential area.

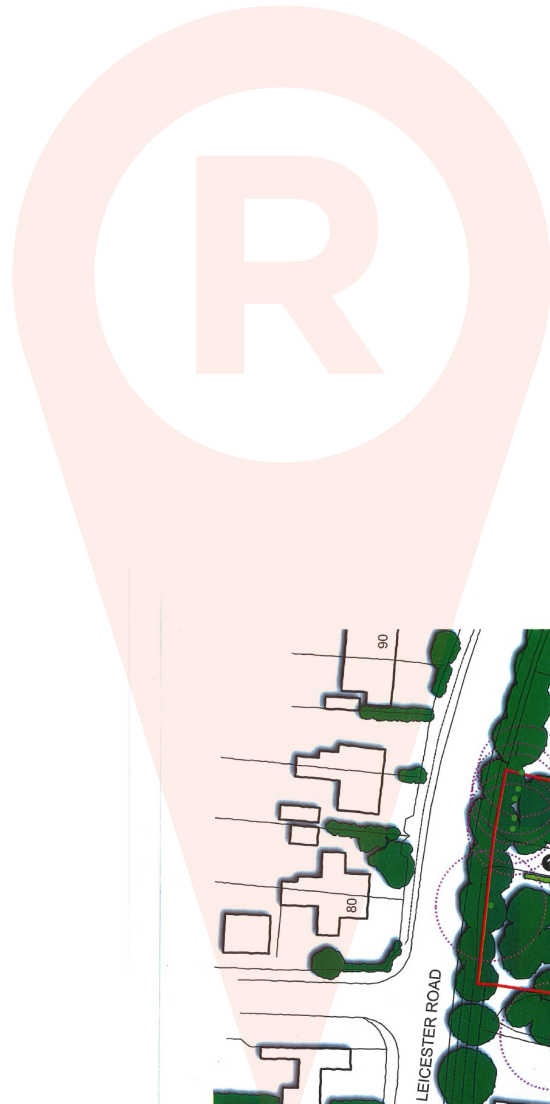
None of the trees on the site have preservation orders with the exception of certain trees in the spinney area, which do not affect the development of the site as shown.

Consumer Protection

These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make them accurate and reliable, if there is any point of importance to you, please contact us and we will check the information for you, particularly if travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

Tenure

The property is being sold freehold with Vacant Possession. **FIXTURES AND FITTINGS** - All the items mentioned in these details are to be included within the purchase price 'The vendors reserve the right to remove certain plants in the garden prior to completion'. **SERVICES** - None of the services, fitting or appliances have been tested by the selling agents. **LOCAL AUTHORITY** - Blaby District Council, Desford Road, Narborough, Leics LE19 2EP.



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