

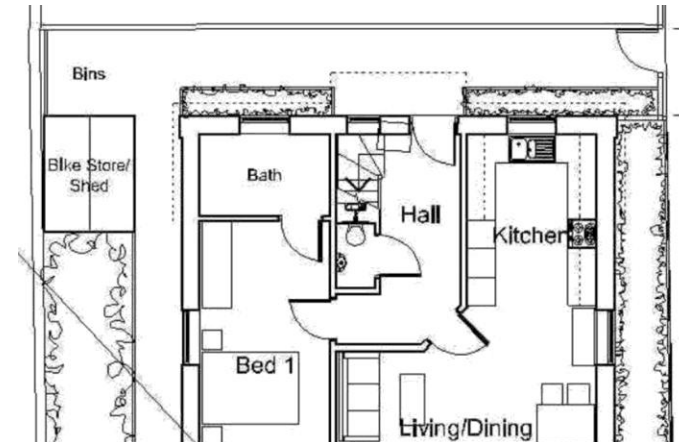


Francis Street
Stoneygate, Leicester, LE2 2BE



Oliver Rayns
ESTATE AGENTS

A rare design and build opportunity in the highly sought after South Leicester suburb of Stonegate. The plot benefits from detailed planning consent (20161526) for a three bedroom detached house. The plot measures to approx. 218 sq m with associated gardens around. Early viewings recommended.



First

- Detailed Planning Consent Granted
- Three Bedroom Detached House
- Highly Popular Stonegate Position
- Opportunity for Re-Design
- Potential for New Apartment Scheme (STPP)
- Three En-Suite Shower Rooms
- Investment Potential



Front



Rear

Details

A rare opportunity to develop a detached three bedroom, three bathroom house in the highly popular South Leicestershire suburb, Stoneygate.

The plot measures approx. 218 square meters and is situated to the rear of Francis Street and Aber Road, it is accessed by foot only.

Location

Situated on Francis Street, located in the highly popular South Leicester suburb Stoneygate, lying 2.5 miles south of the City of Leicester. Offering a comprehensive range of local amenities including the nearby Waitrose, Leicestershire Golf Club and Leicester Lawn Tennis Club. Allandale Road/ Francis Street shopping parade which offers a wide variety of independent shops and boutiques. With Leicester City Centre situated 10 minutes drive away, providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre.

There is a wide selection of independent and state schooling in the area including the Leicester Grammar School located in Great Glen and the Leicester High School in Stoneygate both located within a 20-minute drive.

Access links to the area are excellent with the A6 London Road offering convenient access to the Leicester Mainline train station providing services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.

Planning

Detailed planning consent was granted in July 2016 by the Leicester City Council under reference 20161526 for the erection of a detached, two storey house.

Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE2 8SG

Method of Sale

The method of sale is Private Treaty.

Disclaimer: The Particulars are issued on the understanding that all negotiations are conducted through Oliver Rayns who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements are approximate.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.