



## PLOT TO THE REAR OF 24 RATCLIFFE ROAD

STONEYGATE, LEICESTER



**JAMES  
SELICKS**  
ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES



Plot to the Rear of 24 Ratcliffe Road  
Stoneygate  
Leicester  
LE2 3TD

**TO BE SOLD BY WAY OF AN INFORMAL TENDER - OFFERS IN EXCESS OF £250,000  
OFFERS TO BE RECEIVED IN WRITING BY 12 NOON, FRIDAY 5<sup>TH</sup> OCTOBER 2018**

An opportunity to purchase a plot of land extending to just over 0.2 of an acre, located in the popular suburb of Stoneygate, with planning permission granted for the erection of a four bedroom detached house with a detached garage.

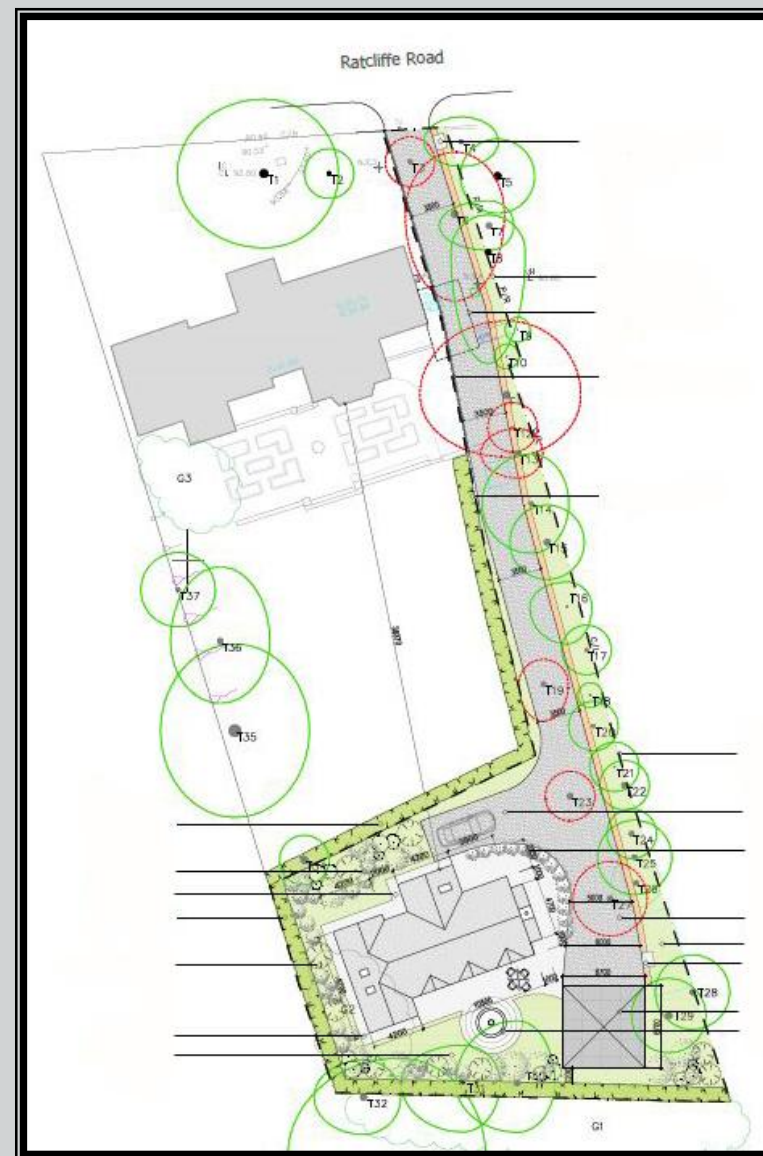
More information can be found via the Leicester City Council Planning website:  
**Planning Application Number 20170021**

**LOCATION**

The popular suburb of Stoneygate is located just off London Road, providing good access to the city centre, professional quarters and mainline railway station with direct services to London St Pancras. Local shopping facilities are found along the nearby Queens Road, Allandale Road and Francis Street parades, with popular state and private schooling nearby.

**DIRECTIONAL NOTE**

Proceed out of Leicester via the A6 London Road in a southerly direction, passing over the Victoria Park roundabout and eventually taking a right hand turn into Ratcliffe Road just opposite the Dentique Dental Surgery, where the property may be located a little way down on the right hand side.



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**Important Notice**

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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