



**Former Public Conveniences, 2 Park Lane, Melton Mowbray, Leicestershire  
LE13 0PT**

## **Residential Development Opportunity**

- ▶ **Site Area: 0.03 Acres**
- ▶ **Offers Invited**
- ▶ **Central Town Centre Location**
- ▶ **Full Planning Permission Granted**

For enquiries and viewings please contact:



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### Location

Melton Mowbray is a popular Market Town lying approximately 12 miles to the north-east of Leicester and some 16 miles to the south-east of Nottingham on the edge of the Vale of Belvoir. As a Market Town it provides all normal retailing and industrial facilities and serves a large rural catchment area. The Town lies on the junction of the A606 and A607 Trunk Roads and also benefits from its own Railway Station.

The property lies within the heart of the town centre on Park Lane, a part pedestrianised road which at one end leads out onto Wilton Park and the other onto Leicester Street, the main retail core of the town centre.

### Description

The property/site comprises a former public conveniences with full planning consent for demolition of existing building and two new build 2-bed two-storey flats. Plans and further details are available on request from the agent.

### Accommodation

	Hectares	Acres
<b>Total</b>	0.01	0.03

### Planning

The site benefits from a full detailed planning consent for the demolition of the existing building and erection of a two storey new build property to provide two 2-bed apartments. Planning reference is 17/00571/FUL. Further details on request from the agent.

### Business Rates

The current rateable value according the VOA website is: £8,100.

### Price

Offers are invited for the freehold interest.

### VAT

The property sale will be subject to VAT.

### Legal Costs

Each party to bear their own legal costs.

### EPC

Rating: E - 101. A copy of the EPC is available on request from the agent.

### Viewings

Strictly via the sole agent on 0116 2555 455.

### 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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