

Residential Development Opportunity

Derby | **Leicester** | Nottingham

**FOR
SALE**

- Prime redevelopment opportunity, STP
- Favourable pre-application advice from Harborough District Council supporting residential redevelopment
- Offers invited by Friday 12th January 2018



Kibworth Health Centre, Smeeton Road, Leicester, LE8 0LG

All enquiries/
viewing
requests to:



Peter Doleman
0116 255 5455
pdoleman@innes-england.com

0116 255 5455
www.innes-england.com

Location

The site is located on Smeeton Road, Kibworth Beauchamp some 7 miles south of Leicester and 5 miles from Market Harborough. Smeeton Road itself provides a link between Kibworth and Smeeton Westerby, approximately one mile to the south of the site. The area is characterised by predominantly residential development, although lies adjacent to Kibworth Court, a local care home facility. Local retail facilities are available nearby on High Street.

Description

The site is outlined in red on the plan overleaf and extends to approximately 0.65 acres.

Whilst it is envisaged that the site will be re-developed for residential purposes, there is an existing former Health Centre on the site.

Services

Interested parties should speak directly to the relevant utility companies in relation to the provision of new services required as part of any redevelopment of the site.

Planning

Pre-application advice has been sought from Harborough District Council which suggests that the site is suitable for residential development, subject to the detail of any formal application.

Accommodation

	Hectares	Acres
Total	0.26	0.65

Tenure

The site is freehold.

Price

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VAT

VAT will not be applicable to the sale.

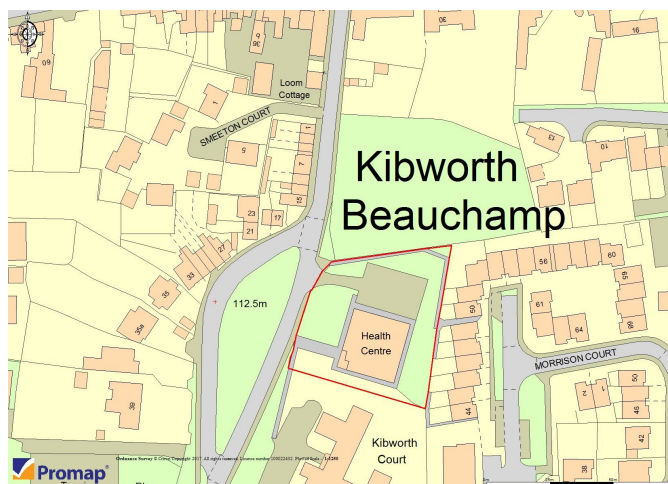
Legal Costs

Each party to be responsible for their own costs.

EPC

The premises has an EPC assessment of: C 72

05-Jan-2018

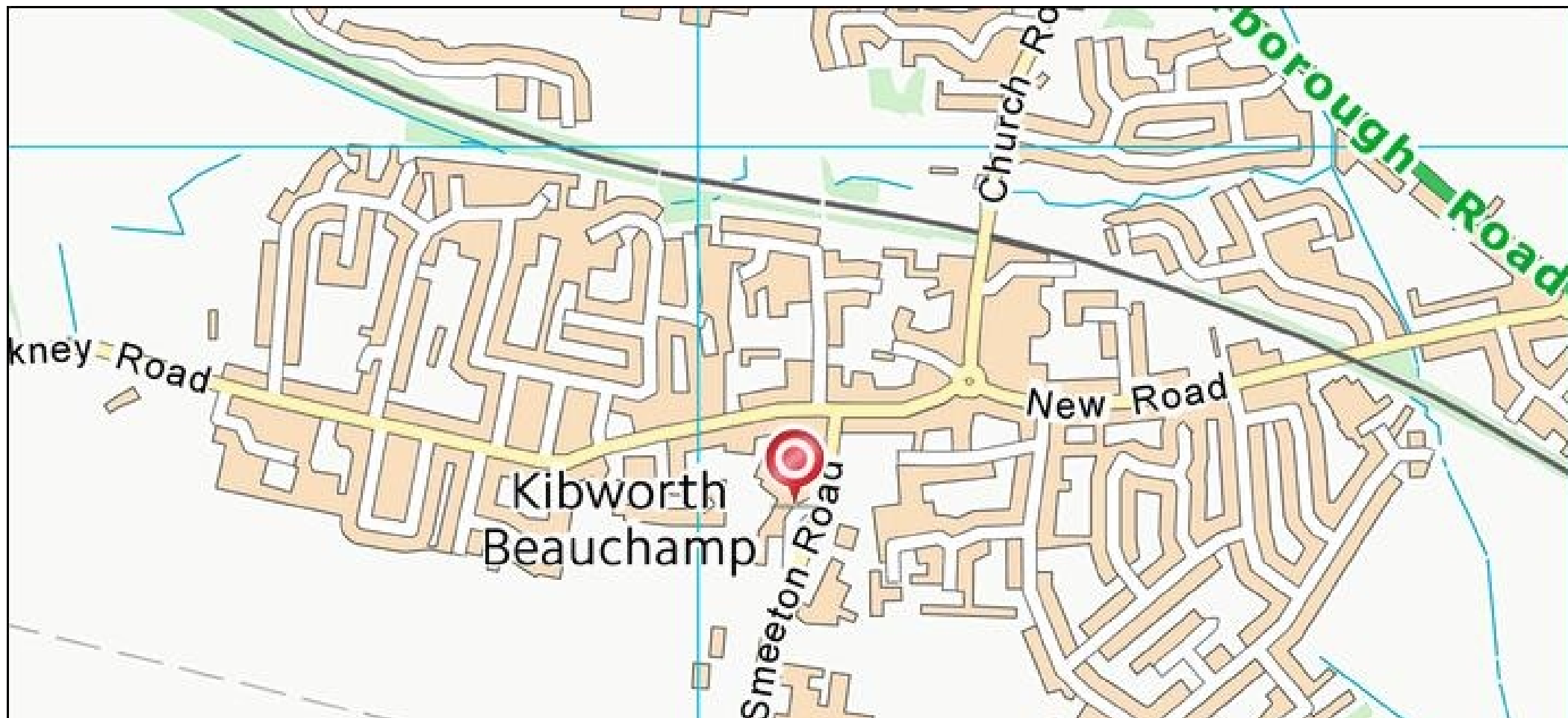


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