

## Superbly located Student Residential Development Site

- ▶ Prime development opportunity on 0.2 acres
- ▶ Adjacent to similar new development
- ▶ Full planning consent for 62 Beds

For enquiries and viewings please contact:



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**Lillie House, 1A Conduit Street, Leicester, Leicestershire LE2 0JN**

### Location

The site is located on the corner of Glebe Street and Conduit Street, adjacent to the Midland Mainline Railway Station, and within half a mile of Leicester city centre. The area, as a whole, has seen significant redevelopment, with a number of bespoke student accommodation schemes, most notably in Lillie House, which also provides a Tesco Express at ground floor level. The completed development will lie close to both De Montfort University and the University of Leicester particularly.

### Description

The site, that is outlined in red on the plan, extends to approximately 0.2 acres. The site is effectively clear of buildings and ready for development.

### Accommodation

	Hectares	Acres
<b>Total</b>	0.08	0.2

### Services

Interested parties are advised to discuss the extent and availability of services with the utility companies.

### Planning

Planning consent has recently been granted by Leicester City Council, number 20161019, to construct a bespoke student residential scheme to provide 62 bedrooms in a cluster arrangement over 6 levels. The fully consented plans, copy of the planning consent, together with the planning obligations are available on request.

### Tenure

For Sale

### Price

£1,075,000

### VAT

VAT may be applicable to the purchase price.

### Viewing

By appointment by the sole agent:

Peter Doleman / Innes England  
M 07836 692 565

### 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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