

Leicester

Site at Vaughan Way and St Margaret's Way, Leicestershire LE1 4SB

- **A Freehold Site**
- Extending to approximately 0.153 Hectares (0.378 Acres)
- Possible potential for residential development subject to all necessary consents being obtained

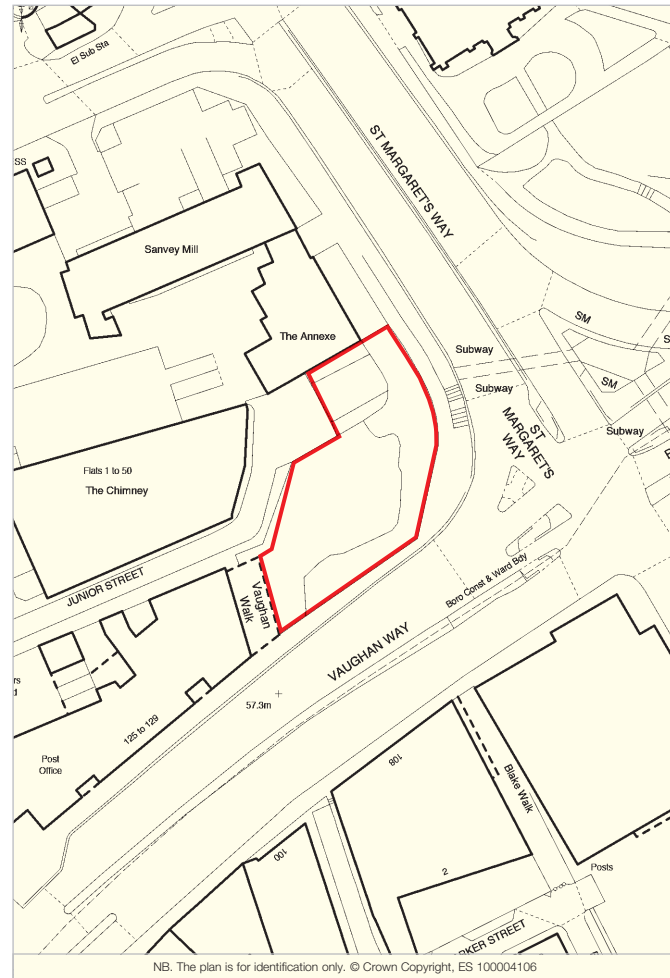
Vacant Possession

BY ORDER OF METROPOLITAN



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.30 – 12.00noon. These are open viewing times with no need to register. (Ref: MW).



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

The property is centrally located on the north side of Vaughan Way, at its junction with St Margaret's Way. Leicester city centre, with an extensive range of shops and other facilities, is close by. Leicester Rail Station is 1.3 miles to the south-east. Local schools and colleges are within a two mile radius of the property including Leicester College 0.5 miles north-east and De Montfort University 1.5 miles south. The open spaces of Abbey Park are to the north and the River Soar is to the west. Both the M1 and M69 Motorways are accessible.



NB. The photograph is for identification only.

Description

The property comprises an irregular shaped site which extends to approximately 0.153 hectares (0.378 acres). The site may afford potential for residential development subject to all the necessary consents being obtained.

Accommodation

Approximate Site Area 0.153 Hectares (0.378 Acres)

Planning

Local Planning Authority: Leicester City Council.

Tel: 0116 454 2990.

Website Address: www.leicester.gov.uk

The site may afford potential for residential development subject to obtaining all the necessary consents.

An indicative plan is available on our website www.allso.co.uk

VACANT – Freehold Site

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allso.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.