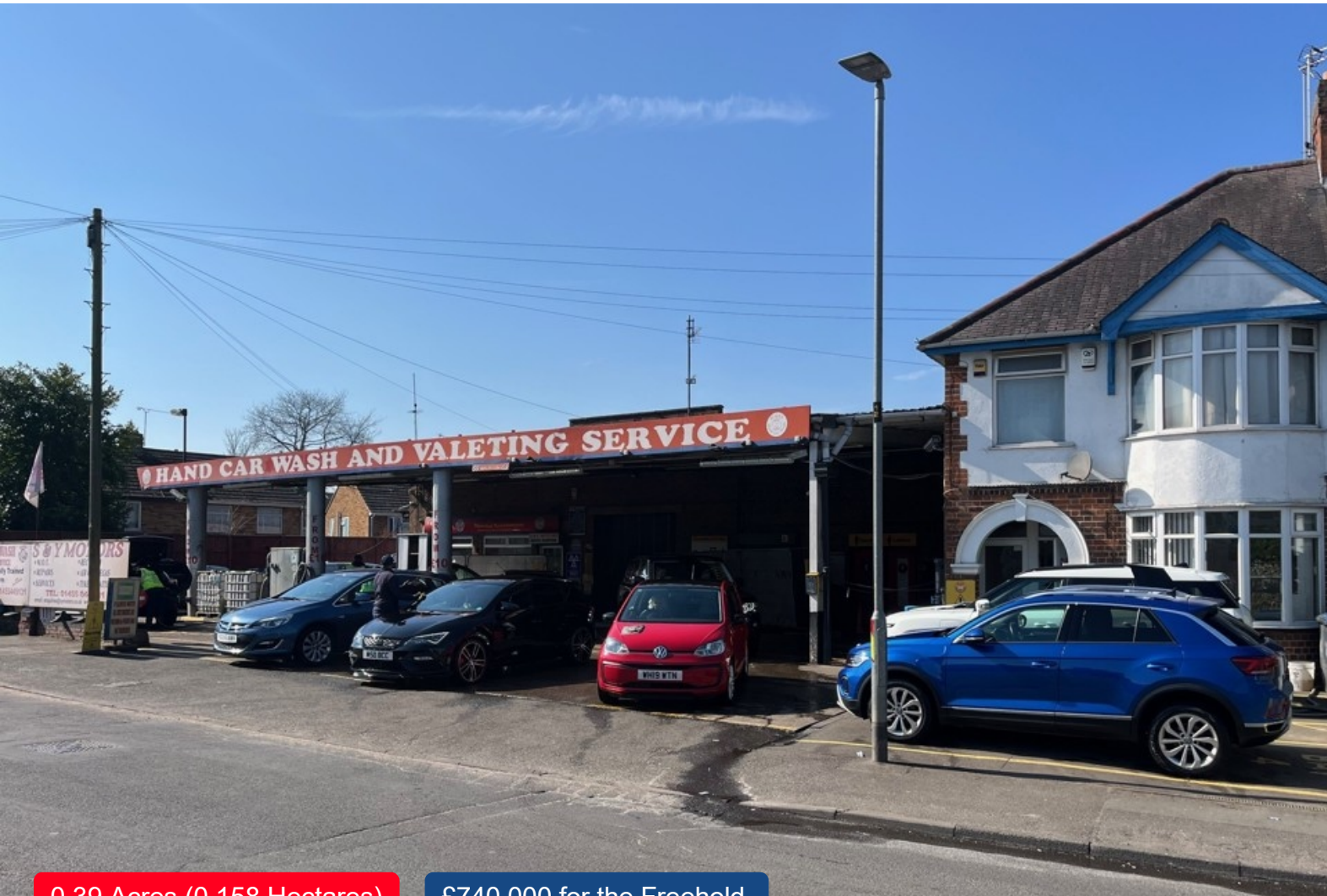


GARAGE PREMISES/RESIDENTIAL DEVELOPMENT SITE **FOR SALE**

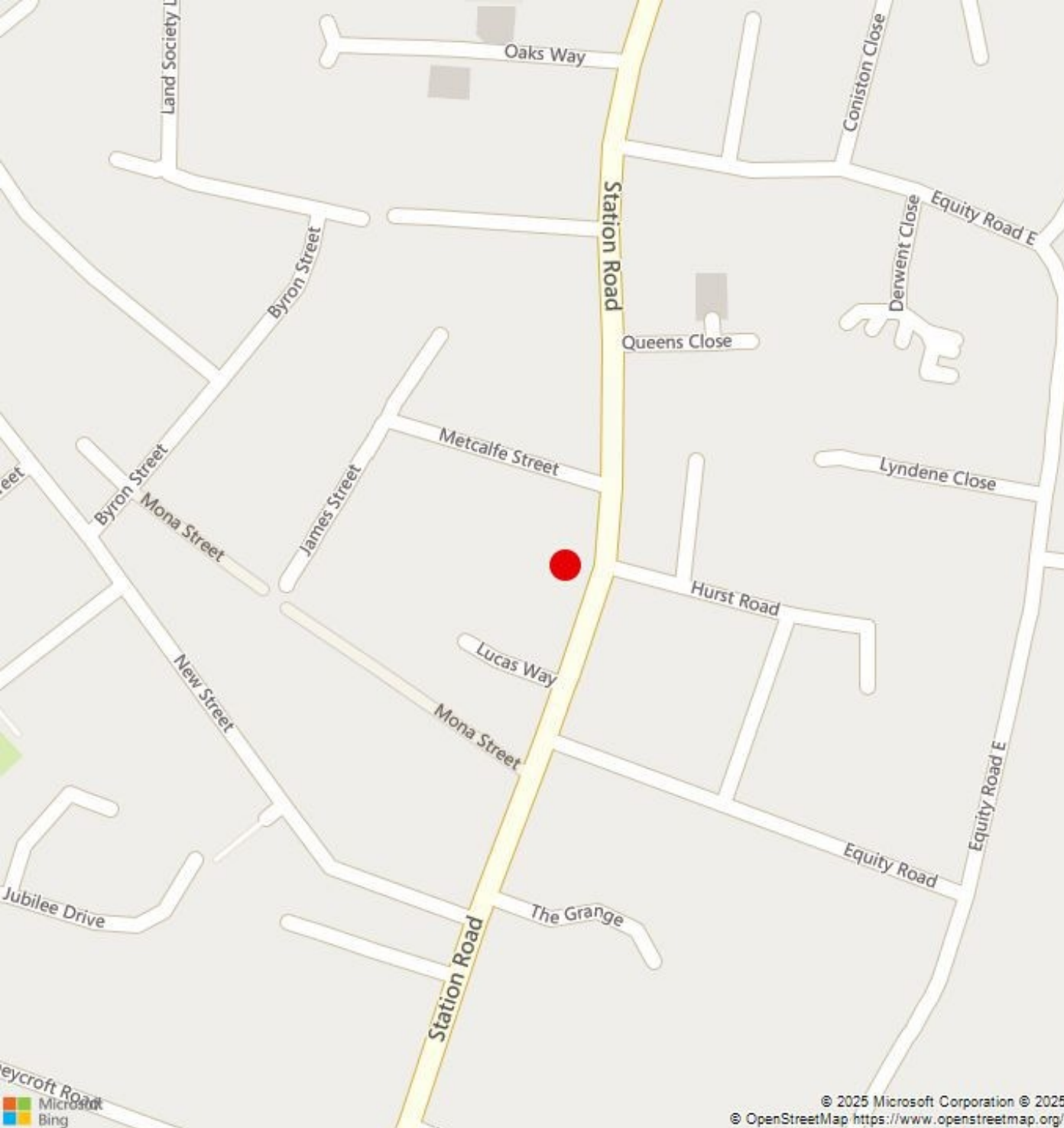
106 Station Road, Earl Shilton, Leicester, Leicestershire, LE9 7GB



0.39 Acres (0.158 Hectares)

£740,000 for the Freehold

- ▶ Former garage premises
- ▶ Main road frontage
- ▶ Planning Granted for redevelopment to 5 dwellings plus conversion of existing semi detached
- ▶ Potential alternative uses (stp)



LOCATION

Earl Shilton is a market town in Leicestershire, being approximately 5 miles from Hinckley and 10 miles from Leicester. The market town has a population of 10,879 (2021 Census).

The site is located on the front of Station Road, one of the arterial routes running through Earl Shilton. To the south of the site is access to A47 trunk road, which leads to Hinckley to the west and Leicester to the northeast. Access to the M69/A5 is to the south of the property, approximately 5 miles away.

DESCRIPTION

The site comprises of a garage/motor repair workshop, extending to 0.39 acres. Currently, the property benefits from a garage/forecourt premises with associated parking and a hand car wash to the front of the property.

Included within the sale is the semi detached premises (104 Station Road), which is a two storey residential dwelling, which is currently converted as a ground floor office and first floor flat, but subject to renovation, could be put back to a full residential dwelling.

The property benefits from planning permission for demolition of the existing garage and erection of 5 new dwellings, being 4 semi-detached houses and one stand alone plot to the rear.

ACCOMMODATION

The property offers the following accommodation:

	Acres	Hectares
Site	0.39	0.158
Total	0.39	0.158

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Hinckley & Bosworth Borough Council
Rateable Value : £19,250

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating to be confirmed.

TENURE

The freehold interest will be sold with vacant possession.

PRICE

£740,000 for the Freehold

VAT

It is understood that VAT will not be applicable to this transaction.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.

PLANNING

The site currently benefits from an outline planning permission for demolition of the existing garage service station and car wash and erection of 5 residential dwellings - Planning Application No: 24/00846/OUT.

The planning document can be viewed via Hinckley & Bosworth Planning Portal.

ANTI MONEY LAUNDERING

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.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk
0116 254 0382



Will Shattock

wjs@apbleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.