

plots 4 & 5

CAMBRIDGE ROAD ■ WHETSTONE ■ LEICESTER ■ LE8 6LH



Development Land For Sale With Road Frontage - 3.6 acres (1.45 ha)

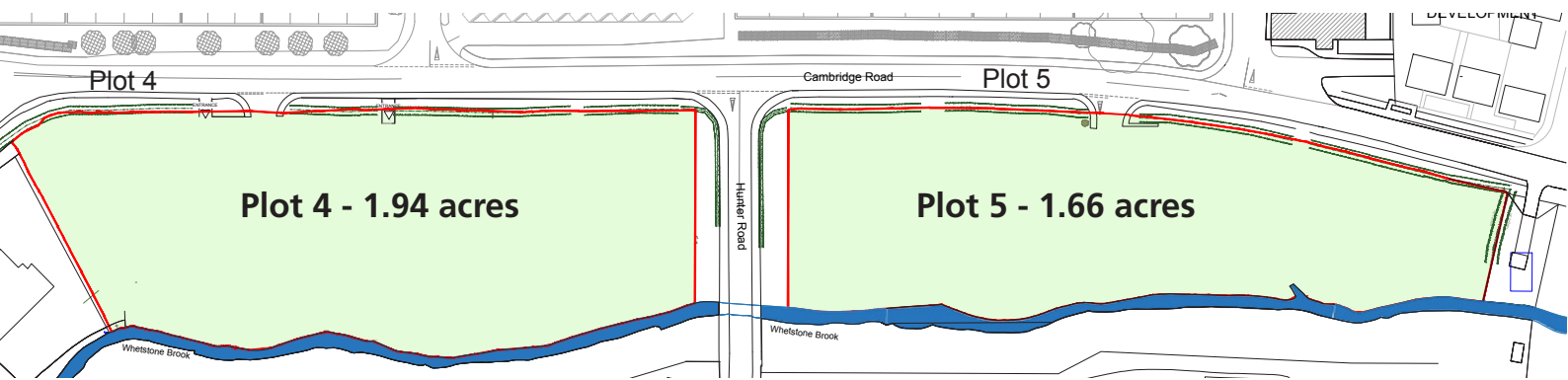
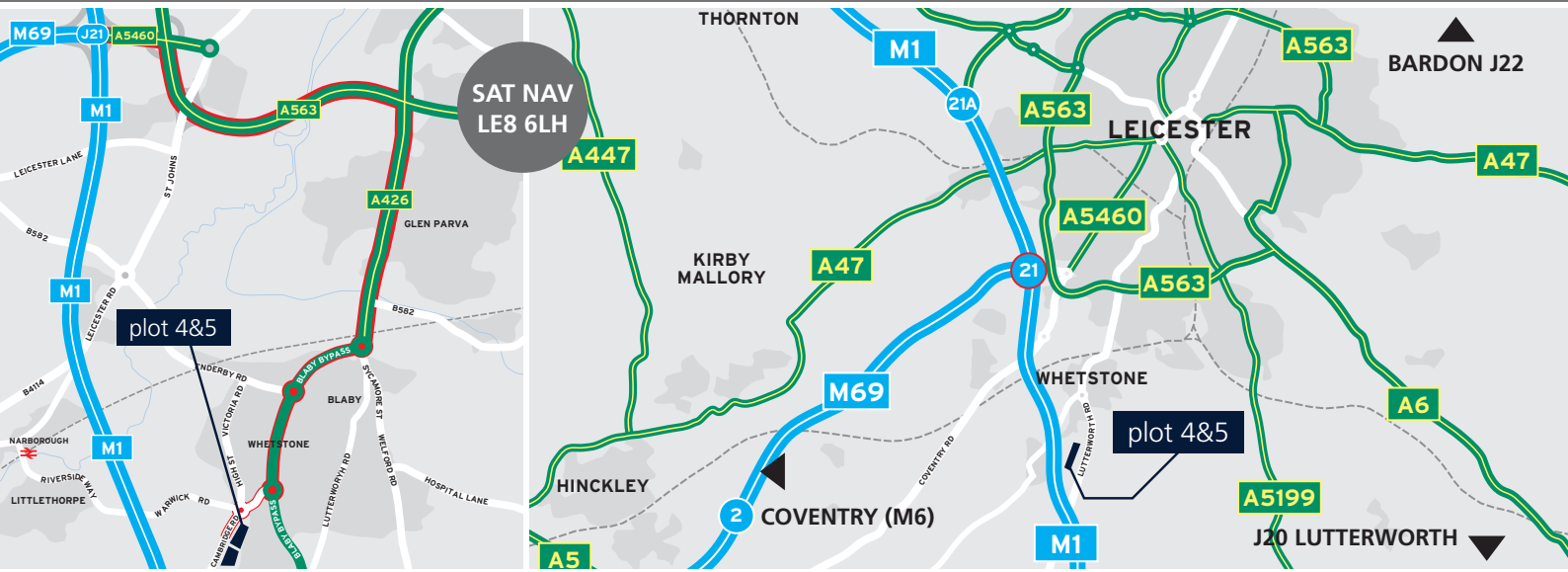
- 5 Miles to the south of Leicester City Centre
- Ideal for owners or developers
- Excellent access into Leicester via Lutterworth Road
- Extensive road frontage

LEICESTER

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CANMOOR



LOCATION

These two important redevelopment sites are located on Cambridge Road to the south of Whetstone an important residential and commercial suburb located some 5 miles to the south of Leicester city centre. The character of the area has substantially changed over recent years with a number of new residential and commercial developments, including a nearby Co-Operative convenience store.

The sites which overlook Cambridge Road allow both vehicle and pedestrian access into the heart of Whetstone and the local shopping facilities. The site provides excellent access into Leicester via Lutterworth Road, and to the motorway junction at Fosse Retail Park via Soar Valley Way.

DESCRIPTION

- Two level plots
- Available separately or combined
- Exceptional road frontage
- Sought after location
- Ideal development opportunity

SITE AREAS

| PLOT | Acres |
|------|--------------|
| 4 | 1.94 (.78ha) |
| 5 | 1.66 (.67ha) |

USE

Conditional consent has been approved for 85 flats. However, the plots are idea for alternate possible uses (subject to planning) such as, Industrial, trade, retail, food sales, showroom, mixed use, etc.

PROPOSAL

Offers invited for unconditional sale of the freehold interest collectively or individual.

PLANNING

Application ref 17/1176/OUT is approved subject to securing a Section 106 agreement

PRICE

On application.

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