FORMER LEICESTER CITY GROUND

FILBERT STREET • LEICESTER • LE2 7FN





FORMER LEICESTER CITY FOOTBALL GROUND

FILBERT STREET • LEICESTER LE2 7FN

Prime Residential Development Opportunity

Implemented Planning Permission for 242 apartments 43 affordable apartments and 10 town houses

Approximately 3.18 acres (1.3 hectares)

Freehold for sale

Birmingham 43 miles • Nottingham 30 miles • Northampton 36 miles

Nottingham East Midlands Airport 20 miles Birmingham International Airport 34 miles

Train Times (from Leicester): Birmingham 56 minutes • Nottingham 48 minutes • Sheffield 1 hr 13 minutes • London St Pancreas 1 hr 15 minutes

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.











The Opportunity

This prime residential opportunity is situated in the centre of Leicester at the grounds of the former Filbert Street Football Ground making up the newly developed Filbert Village. Development to the area has so far includes a student development that is owned and operated by Unite to the north of the development. Within the immediate area of the site there is residential to the north and east, with the Grand Union Canal and River Soar to the west. The new Leicester City Football Stadium lies to the south.

Location

The site lies 1 mile to the south of the city centre and offers a wide range of shops and local amenities including 2 shopping centres. Within walking distance of the site is the campus De Montfort University, which currently has approximately 27,000 full and part time students. Leicester Royal Infirmary is within 0.3 miles from the site.

Filbert Street is well located within 3 miles for J21 of the M1 and within 1.2 miles for Leicester Train Station where trains on the midland main line are available for services to Birmingham, Nottingham, Sheffield, Lincoln and London St Pancreas within 1 hour 15 minutes.

Planning

The site has an implemented planning permission for 242 apartments, 242 undercroft / basement car parking spaces, 10 town houses and 43 affordable apartments. Further details can be found on the Leicester City Council website using planning application number 20021703.

Information Pack

Further information as well as a full technical pack is available within a dedicated extranet site. Please contact Will Jordan for log in details.

Tenure

Freehold

Costs

Purchasers are to be responsible for all of their legal and professional costs.

VAT

VAT is applicable on the purchase price.

Viewing

The site may be inspected by prior appointment through the vendors sole selling agent, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and that the vendor and their agent accept no liability.

Method of Sale

This opportunity is being offered for sale by private treaty with offers to be submitted in writing to to the agent.

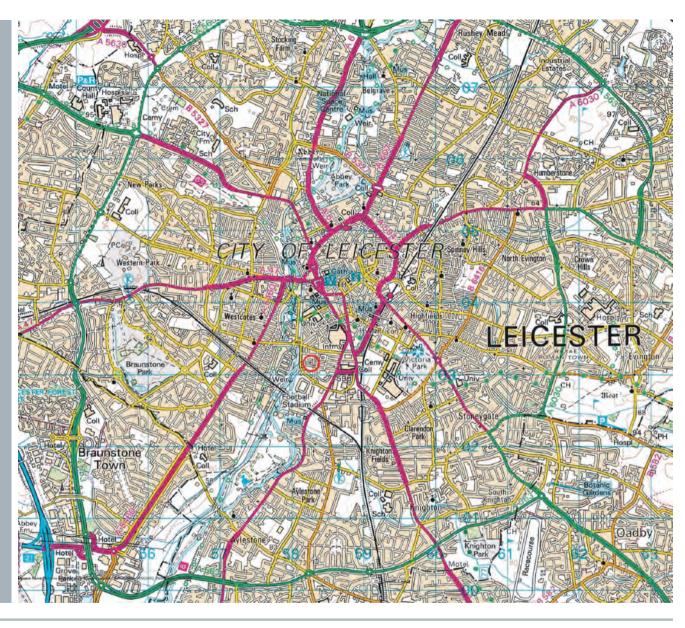
Further Information

If you would like to discuss this site in further detail please do not hesitate to contact:

Will Jordan, MRICS

0121 233 6413 or 07770 017 395

will.jordan@knightfrank.com





0121 200 2220

1 Colmore Row Birmingham, B3 2BJ will.jordan@knightfrank.com Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s)or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated Xxxxxx 20XX Photographs dated Xxxxxx 20XX. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.