

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 Pancras 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 Pancras 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 the agent.

Further Information

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

Will Jordan, MRICS

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