

ALPHA HOUSE • COUNTSTHORPE ROAD • SOUTH WIGSTON • LEICESTERSHIRE • LE18 4PJ



RESIDENTIAL DEVELOPMENT OPPORTUNITY

PLANNING CONSENT FOR 14X RESIDENTIAL UNITS PLUS B1 COMMERCIAL SPACE

FOR SALE



SOUTH WIGSTON STATION



LEICESTER RACECOURSE



FOSSE SHOPPING PARK



BLABY ROAD PARK



NEARBY TESCO SUPERSTORE



SOUTH WIGSTON HIGH SCHOOL



LOCATION

South Wigston is a large village to the south of Leicester, forming part of the Oadby and Wigston district of Leicestershire.

Located on the outskirts of Leicester and just 5 miles from the centre, the existing site at Alpha House and the planned development is well located to benefit from access to excellent transport links and good local amenities.

Oadby and Wigston is famed for being the home of Leicester Racecourse and is a thriving town offering a wealth of shops, including convenience stores, Sainsbury's, Waitrose and an M&S Foodhall to support the local residents - all less than a ten-minute drive away. The Parade is also home to well-known shopping names, alongside banks, a post office, dentist, doctors' surgeries and much more.

Oadby Wigston also offers a wonderful choice of places to eat including restaurants, takeaways, pubs and cafés, all of which would support this planned residential development.

COUNTESTHORPE ROAD

IRLAM STREET

ORANGE STREET

DESCRIPTION

Alpha House is a large three storey office building which fronts onto Countesthorpe Road with a large area of hardstanding and car parking accessed from Orange Street.

The overall site comprises 0.37 acres (0.15 ha) and provides a brownfield redevelopment opportunity.

The site sits in an area of primarily traditional terraced and semi-detached residential housing but is also adjacent to St Marys RC Church and vicarage.

The site provides a dual aspect site which will enable a new development of residential units to integrate into the immediate surroundings.

Boundaries are for illustrative purposes only

OPPORTUNITY

A great opportunity to secure a residential development opportunity in this South Leicester village.

The development will deliver

- **8x two bedroom apartments**
- **6x one bedroom apartments**
- **2x B1 offices comprising 1,830 sq ft of useable floor space**

We believe that the B1 Commercial space could also be converted into residential space, subject to varying the existing planning consent.

This will increase the scope of the residential development and make for a more deliverable, attractive and viable scheme.



PLANNING

Planning permission has been secured for the development of 3x three storey buildings containing two ground floor offices (use class B1) and 14x residential units with associated access, parking and landscaping.

Application No: 18/00016/FUL

Decision Date: 15th August 2018

TENURE

The site is available on a freehold basis.



TERMS

Offers are invited for the site on a private treaty basis.

Our client reserves the right to adopt an informal tender process should this be required.

DOWNLOADS

Click on the thumbnails below to download.



VIEWING

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