

**BEST BIDS:
16TH FEBRUARY BY 12PM**

Brabazon Road

Leicester Road (A6)

Former Oadby Swimming Pool, Leicester Road, Oadby, Leicester,
Leicestershire LE2 4DF

Prime Development Site

- ▶ Site area: 1.26 acres (0.51 hectares)
- ▶ Premium Leicester suburb location
- ▶ In close proximity to Oadby town centre

For enquiries and viewings please contact:



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Location

The subject site is situated within Oadby, a popular satellite suburb of Leicester, lying approximately 4 miles to the south east of the City Centre. The area is supported by its own Shopping Centre along The Parade and also by industry, particularly on the Oadby Industrial Estate. Oadby has good transport links due to its location on the A6 trunk road which links Leicester with Market Harborough. It is also just to the south of Leicester's Ring Road which links through to Junction 21 of the M1 & M69 Motorways as well as to other arterial routes and Leicester City Centre.

Within Oadby the site is situated approximately 0.2 miles away from the Town Centre and occupies a prominent position just to the south of Leicester Road (A6), accessed via a short slip road known as Oadby Court at the junction with Brabazon Road. Abutting the site to the West is Ellis Recreation Ground and Oadby Bowling Club, which both form part of the vendor's wider ownership. To the eastern boundary fronting Oadby Court are a row of Victorian terraced houses, behind which and also abutting the subject site is a modern retirement living apartment complex. To the south boundary are allotments. The wider area is predominantly residential in nature, albeit there is an Asda superstore positioned diagonally opposite off Leicester Road.

Description

The site extends in total to approximately 1.26 acres (0.51 ha) and comprises the former Oadby Swimming Pool and Tennis Courts. The site is broadly rectangular in shape and gently slopes from north to south.

The former Oadby Pool building is of 1970s construction, framed, with a combination of brick and blockwork, together with profile sheet clad elevations beneath a low pitched roof. To the front and right hand side of the building is a tarmac car park providing off road car parking for approximately 38 cars.

To the rear of the site, separated by a grass verge and walkway, are 3 Tennis Courts which are bordered by mesh fencing.

Site

	Hectares	Acres
Total	0.51	1.26

Services

We understand mains services are available in the road. Interested parties should seek confirmation from relevant suppliers about suitable services.

Planning

The site and premises currently have a planning consent for leisure and recreational purposes.

The part of the site on which the former swimming pool stands together with the car park has been allocated for residential purposes under the current Oadby and Wigston Local Plan. The remainder of the site, whilst not allocated, will in principle be suitable for further residential development. It is therefore envisaged that the site overall may be suitable for apartments, traditional housing or retirement living. Parties interested in such uses or any alternative uses are recommended to discuss matters with the Local Planning Authority at Oadby and Wigston Borough Council on 0116 288 8961.

Tenure

The site and premises are available to purchase on a freehold basis with vacant possession.

Proposal

In view of the Local Plan allocation, it is the distinct preference of the vendor to dispose of the site on an unconditional basis, although all offers will be considered on their merit.

Offers will be sought by way of an informal tender. Further information on this process will be provided by the agents in due course.

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England.

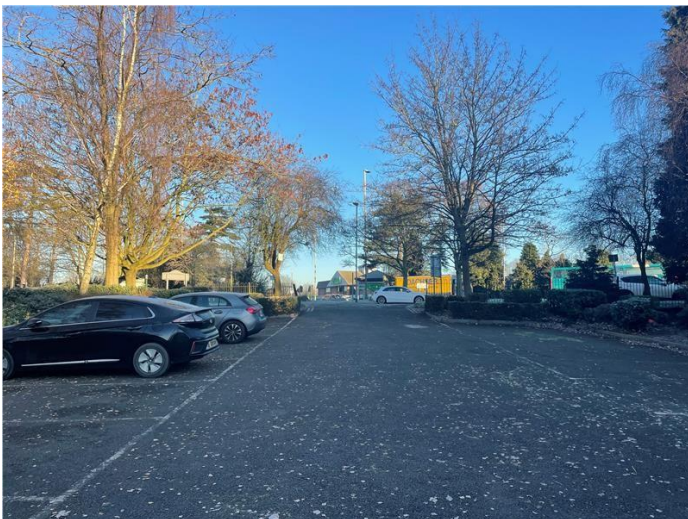
Community Benefit

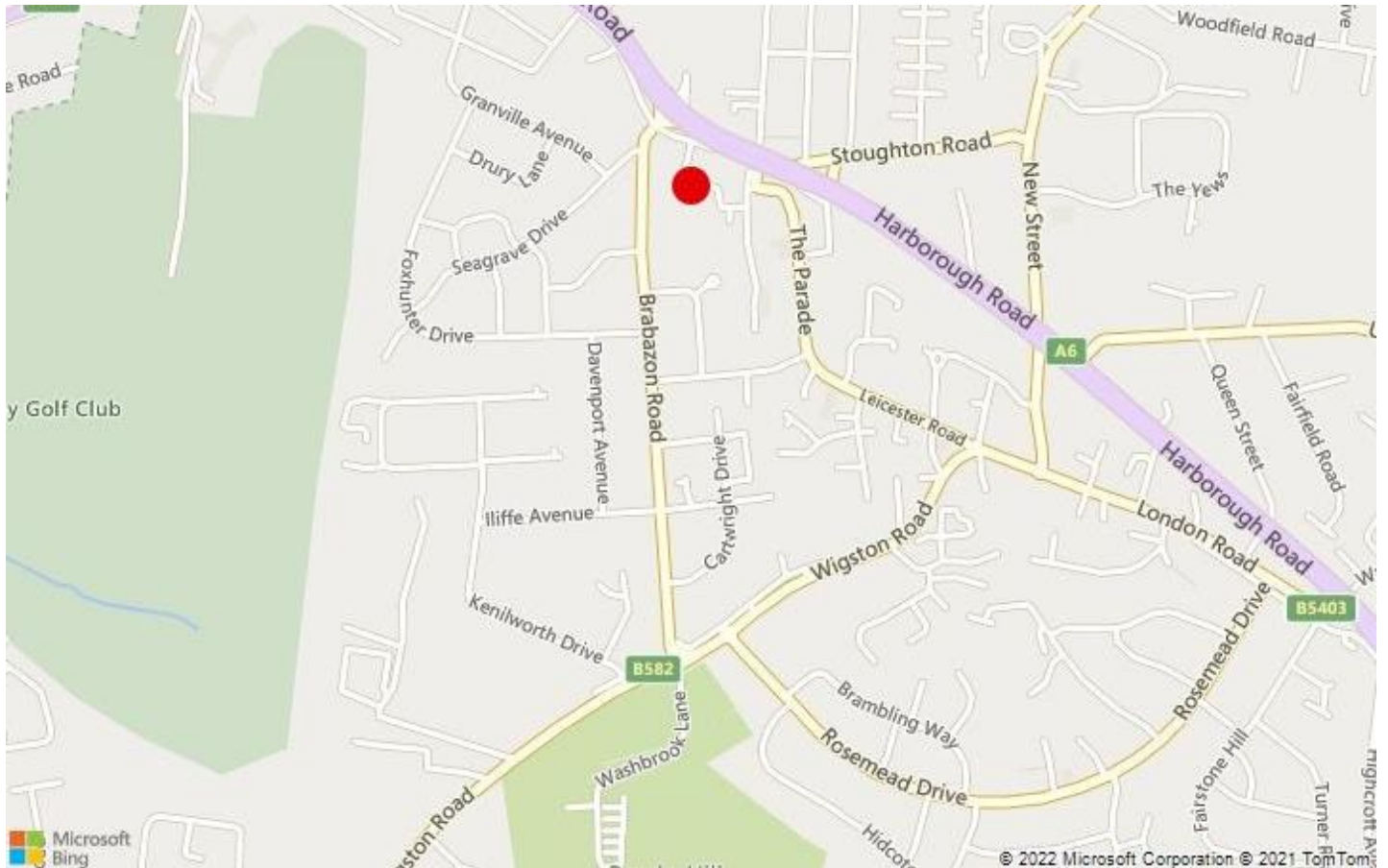
It is the intention of the vendor (Oadby and Wigston Borough Council) to see the proceeds of the sale reinvested in the adjacent Ellis Park.

Our Anti-Money Laundering Policy

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.

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