



Former Wigston Birkett House School, Launceston Road, Wigston, Leicester, Leicestershire LE18 2FZ

Prime Development Site

- **Site area: 1.81 acres (0.73 hectares)**
- **High profile popular town location**
- **Close to a full range of amenities and retail provisions**
- **Price upon application**

For enquiries and viewings please contact:



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Location

Wigston itself is a popular suburb of Leicester and a substantial town lying approximately 4 miles to the south east of Leicester City Centre. It has its own well-established retail shopping area, primarily located on Bell Street and Leicester Road, together with well-established industrial estates, serving a substantial residential catchment area.

The town centre is well-located and very accessible from Welford Road A5199, a major and busy arterial route, providing direct access to the A563 Leicester outer ring road system which in turn provides access to Junction 21 of the M1 motorway, approximately 5 miles to the west.

Within Wigston, the subject site is situated approximately 0.3 miles south of the town centre and occupies a position with frontages to Launceston Road, Bushloe End and Newgate End. The surrounding area is prominently residential in nature, albeit the site does border All Saints Church and in close proximity to the west is a variety of non-residential use classes, including Wigston Academy, Wigston College and Two Steeples Medical Centre.

Description

The site extends in total to circa 1.81 acres and is relatively flat and irregular in shape. The site formerly housed a large school premises, but following a fire and the subsequent damage caused, the majority of the premises has now been demolished and there is now only a small part of the building remaining.

This building which remains in situ is predominantly of two-storey brick construction beneath a flat felt roof, incorporating uPVC double glazed windows in the external elevations.

Accommodation

	Hectares	Acres
Total	0.73	1.81

Measurements are quoted in accordance with the RICS Property Measurement Second Edition.

Planning

We understand that the site and premises has an extant planning consent for educational purposes under use Class F1 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

We are also aware that the site is located within the All-Saints conservation area.

As the site is now, in the main, clear of buildings, we envisage that the site may be suitable for alternative uses, for example, residential or retirement living development. Parties interested in 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

Leicestershire County Council are seeking to dispose of the site on either an unconditional or conditional of planning basis.

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

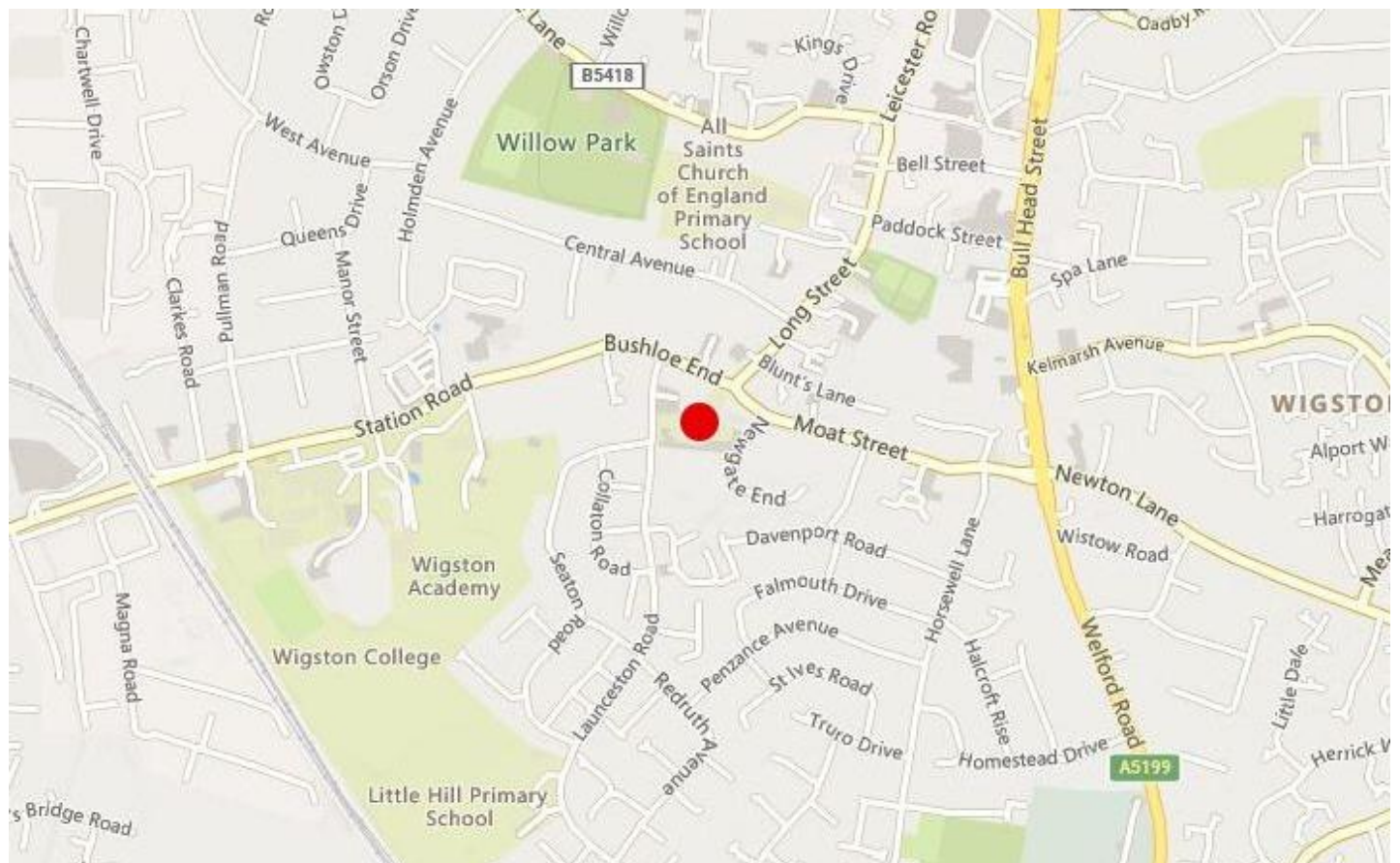
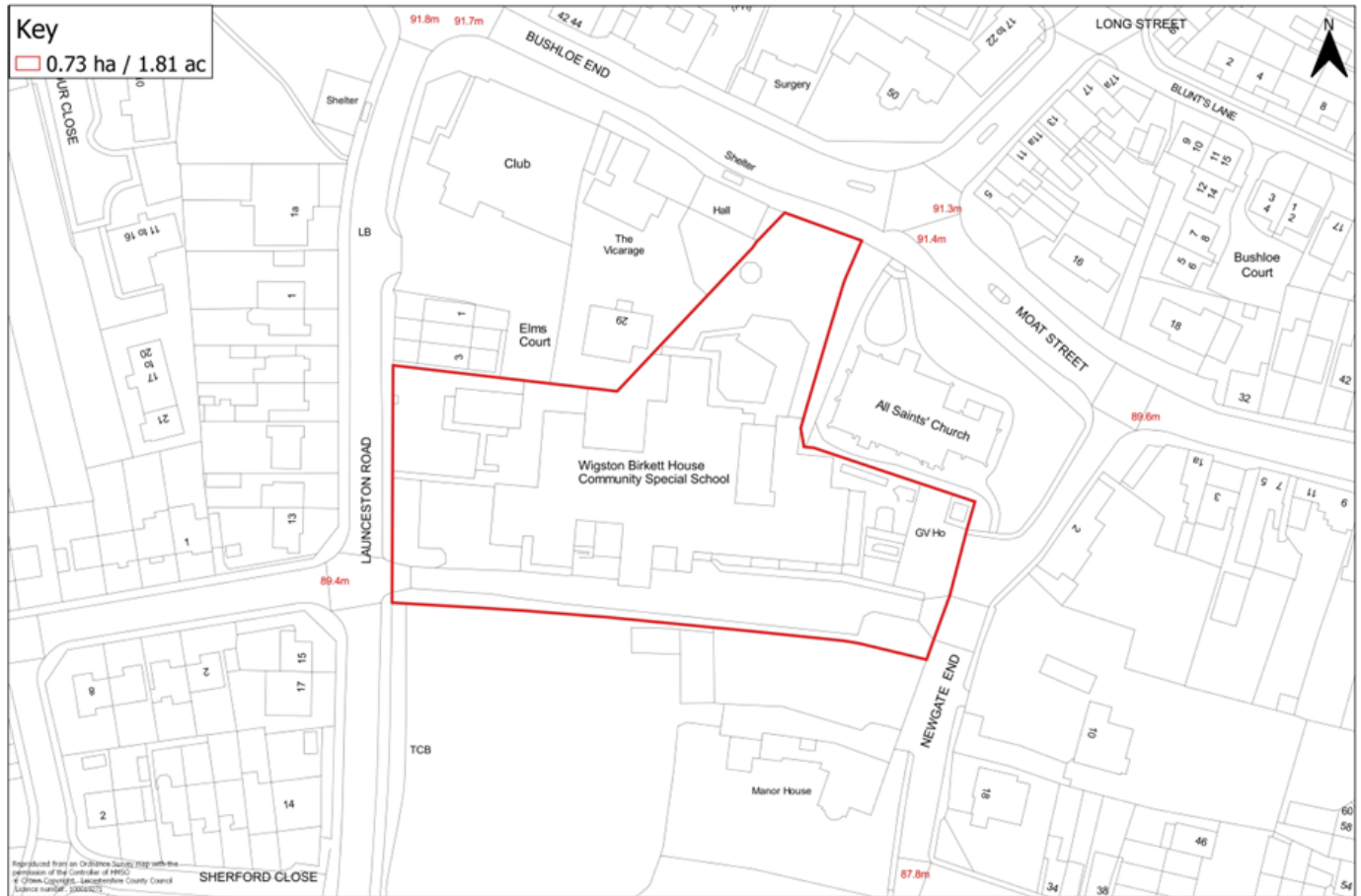
Viewings are by appointment with sole agents Innes England

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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