



Layton House, 9 Frewin Street, Leicester, Leicestershire LE5 0PA

Residential Investment / Development Opportunity

- ▶ **Total GIA: 6,131 sq ft (569.6 sq m)**
- ▶ **19 self-contained flats (10 x 1-bed & 9 x studio flats)**
- ▶ **Planning consent granted for a further six houses (Planning application no.20231360)**
- ▶ **Price £1,550,000**

For enquiries and viewings please contact:



Aman Verma
07866 264118
averma@innes-england.com

Location

The site is located on the northeast side of Frewin Street in the area of New Humberstone in Leicester, north of the main A47 and within a largely residential area.

Major attractions nearby are the Merrydale School, Eastern Leicester Fire Station and the popular retailing parade on Uppingham Road (A47). The area itself is hugely popular, having a variety of amenities available on the prevalent retail parade on Uppingham Road (A47), whilst within walking distance, there are schools, health clinics, places of worship and public parks.

The city centre is some 1.9 miles in distance to the south west, accessed via the A47 which also connects to Leicester's inner ring road system, providing easy access around the city.

Description

The property comprises a detached two storey building of cavity wall construction beneath a mixture of pitched roof forms covered in tiles. The property is a former day care centre that has more recently been converted to provide residential accommodation over two floors, of which include 19 self-contained flats (10 x 1bed and 9 studio flats).

Externally, the property comprises a securely fenced and gated car park, together with a garden which is mainly laid to lawn.

Services

We understand that all mains services are available to the site, save for gas. Interested parties are advised to make their own investigations to the relevant utility service providers.

Planning

We understand that the existing building has the benefit of authorised use under Class C3 Dwellinghouse Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Planning consent has also been granted for the construction of six houses (two blocks of three dwellings under Use Class C3).

Planning no.20231360.

Tenure

The freehold interest is available to purchase with vacant possession.

Price

£1,550,000

VAT

The property has not been elected for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

Accommodation

	Sq M	Sq Ft
Flat 1 - 1 Bed Flat	31	334
Flat 2 - Studio	19	204
Flat 3 - 1 Bed Flat	28	301
Flat 4 - Studio	22.9	247
Flat 5 - Studio	19	204
Flat 6 - Studio	19	204
Flat 7 - 1 Bed Flat	22.9	247
Flat 8 - 1 Bed Flat	45	484
Flat 9 - 1 Bed Flat	37	398
Flat 10 - Studio	22	237
Flat 11 - Studio	20	215
Flat 12 - Studio	31.9	344
Flat 13 - 1 Bed Flat	49	527
Flat 14 - Studio	26	280
Flat 15 - 1 Bed Flat	48	517
Flat 16 - 1 Bed Flat	41	441
Flat 17 - 1 Bed Flat	35.9	387
Flat 18 - Studio	21	226
Flat 19 - 1 Bed Flat	31	334
Total	569.6	6,131

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

EPC

The premises have an EPC assessment of: D (84)

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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