



Land off Marsh Road, Mountsorrel - LE12 7JG

Approximately 1 acre of land in
Mount Sorrel

Offers over £1,000,000 (NO VAT)

Commercial Use with
Development potential STPP

- Freehold land For Sale
- Mountsorrel Village Centre
- Derelict Commercial buildings in situ
- Potential development site
- Offers Over £1,000,000 Freehold with Vacant Possession

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Summary

Size - Approximately 1 acre
Price - Offers Over £1,000,000
VAT - Not applicable
Business Rates - TBC
Planning - Currently Commercial use
Legal fees - Each party to bear their own legal fees
EPC - Not Applicable

Description

Offered for sale freehold with vacant possession. A rectangular plot of land with direct access to the public highway.

The current use consent is for commercial use, with a range of disused buildings on site, in poor condition. The site would benefit from alternative re development uses STPP. All enquires sought should be on an unconditional basis.

Location

Mountsorrel is well located off the A6 which connects Loughborough to Leicester, giving easy road access to main road networks, to include the A46 leading to the M1 and M69, and the A6 directly to the M1 and Derby.

The property is positioned on Marsh road which is a residential street within walking distance to the Village Centre

Terms

Offered for sale off an asking price of Offers over £1,000,000 for the Freehold interest with vacant possession.

Unconditional offers are being sought only.

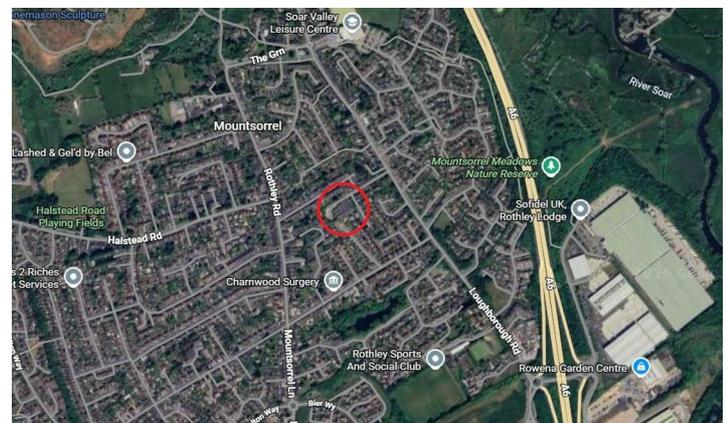
VAT will not be applicable on the purchase price.

Each party will bear their own legal fees.

The property is exempt from any Energy performance requirements.

Existing Buildings

The site currently has around 18,000 sq ft of existing warehousing in situ. The buildings are largely dilapidated and require significant works to modernise.



Viewing and Further Information

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