

# FOR SALE

**ANDREW+**  
**ASHWELL**

## FORMER PADDOCK - CIRCA 0.95 ACRES

Off Leicester Road + Blaby

LEICESTER + LE8 4GQ



**CIRCA 0.95 Acres**

**Price On Application**

- Site Amounting to circa 0.95 Acres
- Former Paddock Land
- Access between 22 and 26 Leicester Road
- Development Potential (STP)



## LOCATION

The village of Blaby is located approximately 5 miles south of the city centre and the land is situated close to the village central retail area.

The site is located just off Leicester Road and accessed from public footpath / driveway on the west side of Leicester Road between 22 and 26 Leicester Road.

## PLANNING

The site falls just outside the Town Centre boundary in the local plan. All enquiries in respect of potential alternative uses / development should be directed to the planning department of the Blaby District Council – tel: 0116 2750555

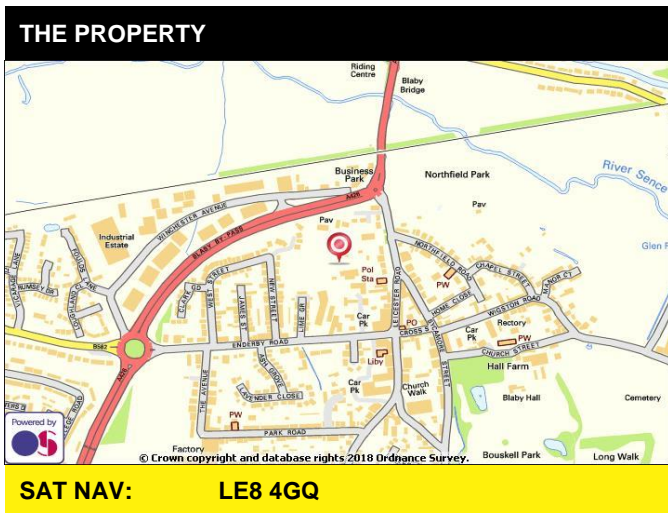
## TERMS

### Freehold Price On Application

Both conditional and unconditional offers will be considered.

## VAT

Prices are quoted excluding VAT.



## DESCRIPTION

A freehold site amounting to circa 0.95 acres.

The land forms part of a former paddock and is situated at the rear of the Blaby & District Social Centre and Blaby Victoria Tennis Club.

## RATING ASSESSMENT

The land is not currently subject to a rating assessment.

## VIEWING

Strictly by appointment with the sole agent

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