



FOR SALE

RESIDENTIAL DEVELOPMENT SITE

Laban Tansey Building, 127 Upper
Bond Street, Hinckley, LE10 1RT

Planning permission for demolition
and a new build block of 9 apartments
(Reference 24/00366/FUL)



Situated within the Druid Quarter of
Hinckley



Frontages to Druid Street and Upper
Bond Street



Site area 0.18 acres (0.07 hectares)



LOCATION

The property is situated in the Druid Quarter on the fringe of Hinckley town centre, with frontages to both Upper Bond Street and Druid Street. The surrounding area is in a mixture of residential and commercial uses, with the property being situated adjacent to the award winning Bond Street Distillery.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

DESCRIPTION

The subject property comprises former hosiery factory premises within the Druid Quarter of Hinckley, situated between Bond Street and Druid Street.

The property has planning permission for demolition and erection of new apartment building and associated landscaping works and parking.

The approved plans comprises 6 one bedroom (approx. 50 sq m) and 3 two bedroom apartments (approx. 80 sq m), arranged over three storeys, with 9 associated car parking spaces.

ACCOMMODATION

The approximate site area is as follows:

	ACRES	HECTARES
Site Area	0.18	0.07
	0.18 Acres	0.07 Hectares

SERVICES

We understand all mains services are available to the subject property.

PLANNING

Planning permission was granted on 5 September 2024 for the demolition of the Laban Tansey building, erection of new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley (Resubmission 23/00383/FUL). Reference 24/00366/FUL with Hinckley & Bosworth Borough Council.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: unavailable

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The freehold interest in the subject property is available, subject to vacant possession, at offers over £450,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Not required.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

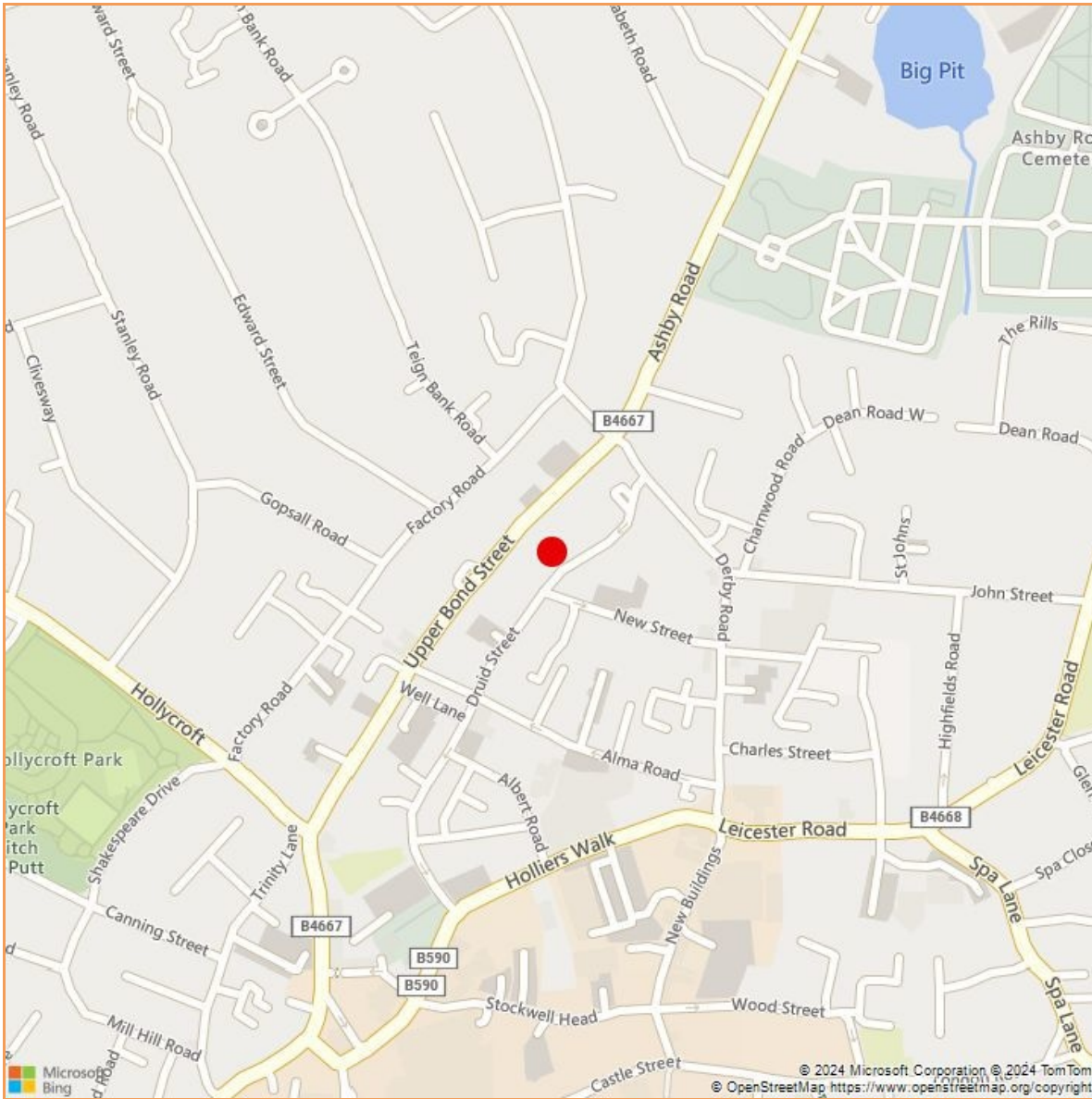
NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

Ward Surveyors Limited - Registered in England No.4567836