

# ATTRACTIVE HISTORIC BUILDING FOR SALE

Castle House, Castle Street, Leicester, Leicestershire, LE1 5WN



6,355 Sq Ft (590.38 Sq M)

£800,000 for the Freehold

▶ City centre based property

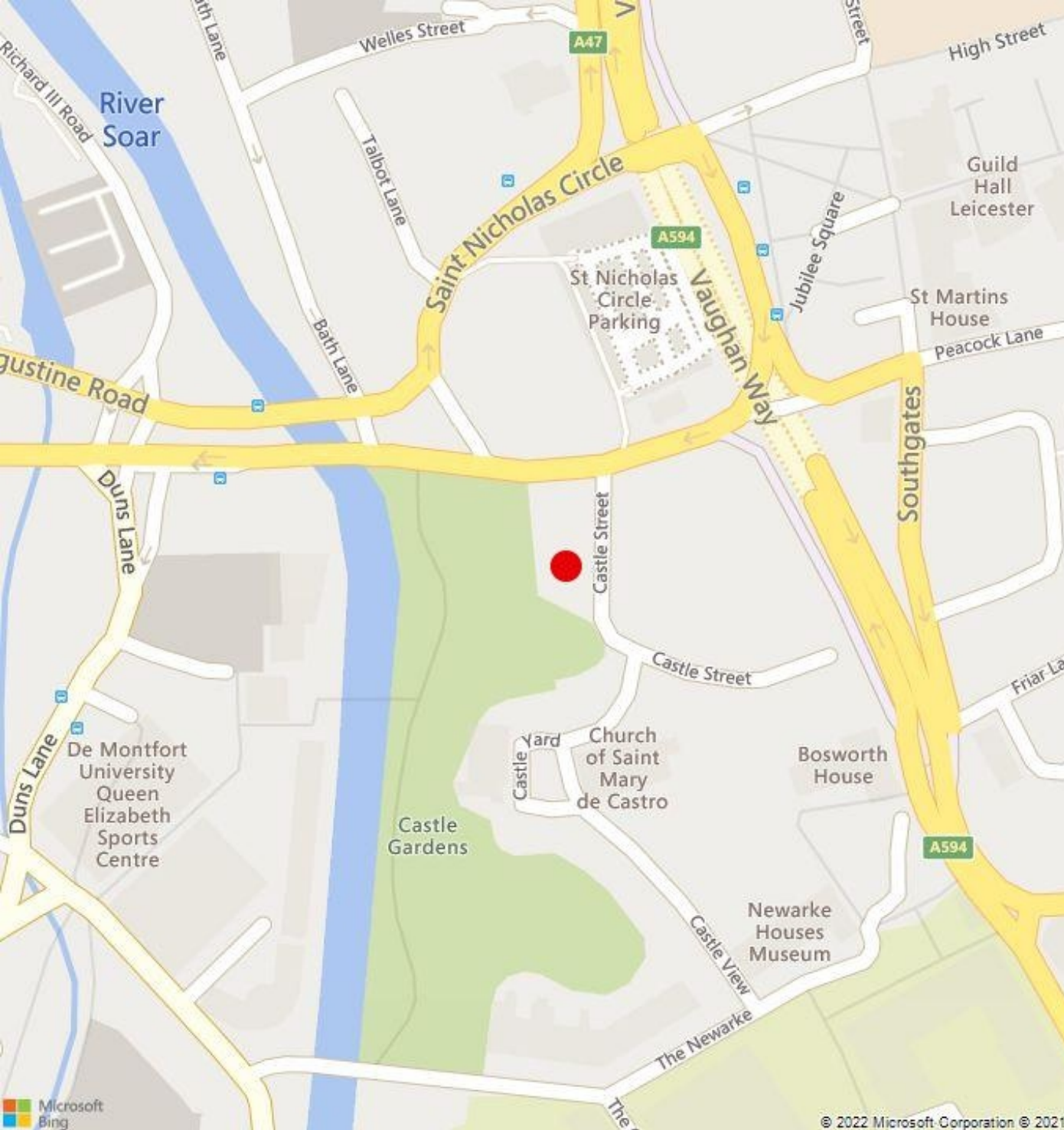
▶ Adjacent to De Montfort University campus

▶ Wealth of character & original features

▶ Potential for private residence or commercial uses (stp)







## LOCATION

The property is situated within an historic part of Leicester directly opposite St Mary de Castro Church and backs onto Castle Gardens. De Montfort University is in close proximity and the City Centre is less than 10 minutes walk.

Castle Street and Castle View is one of Leicester's most important Conservation Areas on the western side of the City Centre, and on the eastern bank of the River Soar.

## DESCRIPTION

The property comprises two principal buildings; a medieval 15th century timber gatehouse, together with an 18th century two storey brick built Georgian premises.

The gatehouse premises is of brick and timber frame construction and was constructed as the gate to the Inner Bailey of the original Castle. The building has been extended and altered in the 18th Century. The Georgian premises are effectively an extension of red brick construction with sash windows and a pitched slated roof.

Internally, both properties are inter-connected and were previously used as residence for visiting High Court Judges. There are a series of reception and dining rooms at ground floor level, together with a fitted catering kitchen and ancillary room. There are numerous double and single bedrooms at first and second floor levels and a basement used for storage.

There is a detached single storey converted coach house which is used as ancillary accommodation, including two bedrooms and bathroom.

There is a well maintained walled garden, together with a small garage providing one parking space.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor - Main Residence	2,190	203.45
Ground Floor - Converted Coach House	298	27.68
First Floor	2,061	191.47
Second Floor	417	38.74
Basement	1,158	107.58
Garage	231	21.46
<b>Total</b>	<b>6,355</b>	<b>590.38</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## SERVICES

All main services are connected to the property.

There is a gas central heating system throughout. The property is fitted with a fire and intruder alarm systems.

## EPC

Energy Performance Operational Rating: B

## PRICE

£800,000 for the Freehold.

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £20,250

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## PLANNING

The property is part Grade II\* and part Grade II Listed Building and situated within a Conservation Area.

It is understood that the property has an established use for residential purposes conforming to Use Classification C3. The property may be suitable for other uses, subject to appropriate planning consents, taking into consideration the Listed Building status.





## VIEWING

Please get in touch to arrange a viewing.



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### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.



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