



46-50 Smiths Crescent and the "Former" Respite Care Home, 44 Smiths Crescent, Coalville, Leicestershire LE67 4JE

Development Site

- ▶ **Total site area: 0.88 acres**
- ▶ **Clear development plot of 0.57 acres, together with a property formerly used as a respite care home, extending to 3,963 sq ft**
- ▶ **Full planning consent for mixed residential / care scheme**
- ▶ **Popular residential location**

For enquiries and viewings please contact:



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Location

Coalville is a former coal mining town situated in northwest Leicestershire with a population of around 30,000. It lies close to junction 22 of the M1 motorway and approximately midway between Ashby De La Zouch to the northwest and Leicester to the southeast on the A511 trunk road, which in turn provides excellent traffic links to the M1 motorway to the east and the A42/M42 to the west.

The subject site is situated approximately 1.75 miles southeast of the town centre within the Greenhill area and occupies a prominent corner position at the junctions of Cropston Drive and Smith Crescent, in what is a predominantly residential area.

Description

The site comprises in part a brownfield site extending to approximately 0.57 acres, which is relatively flat and has been cleared of all buildings. For identification purposes this element of the site is edged red on the site plan on the rear page.

In addition, to the east of the site there is a detached dwelling formerly used as a Respite Care Facility which extends to approximately 3,963 sq ft on a GIA basis and sits on a plot of circa 0.31 acres. This element is edged green on the site plan noted below.

The building itself is of two-storey brick construction beneath a series of pitched slate roofs and has been fitted with uPVC double glazed windows throughout. Internally, the building has been configured to provide 7 bedrooms together with a communal kitchen, WC and shower facilities, a dining room, lounge, conservatory, a laundry room, offices, and a garage. There is also a passenger lift that connects the floors. Externally to the front of the building, there is a car park providing off road car parking for circa 4 cars. In addition, there is a driveway to the side of the building which provides further car parking for approximately 3 cars in a tandem arrangement. There are landscaped garden areas to the front and rear.

Planning

The site, in its entirety, was granted detailed planning permission on the 6th January 2020 (reference 2019/Reg3Ma/0192/LCC) for the demolition of 2 x residences, 1 x residential home and 1 x 6 bed residential respite care home for adults with learning disabilities and the construction of the following; 14 x 1 bed flats, 1 x 3 bedroom house, and a replacement 6 bed short breaks respite facility, together with a community life choices building providing day care for adults with learning disabilities. The planning decision notice stipulates that the development is to be carried out in two phases.

We understand that the planning permission for the proposed scheme has been implemented as demolition works have been undertaken in relation to the first phase of the development.

Further details on the planning consent are available from the local planning authority: North West Leicestershire District Council, Belvoir Road, Coalville, LE67 3PD.

Tenure

The site and premises are available to purchase on a freehold basis with vacant possession.

Price

Leicestershire County Council are seeking to dispose of the site on either an unconditional or conditional of planning basis.

Leicestershire County Council will request bids by way of an informal tender. All tenders must be received at Leicestershire County Council's offices in an envelope provided by them marked on the outside 46-50 Smiths Crescent and the "Former" Respite Care Home, 44 Smiths Crescent, Coalville, Leicestershire, LE67 4JE by 12 noon on 19th May 2023. Developer interviews will take place the week commencing 22nd May 2023.

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England.

Information Pack

The following information is available:

- Title information
- Decision notice
- Notice of Determination for demolition
- Topography plan
- Design and Access Statement
- Phase I and Phase II investigation
- Floor risk assessment and drainage strategy
- Ecological survey
- Plans and CGIs

Other

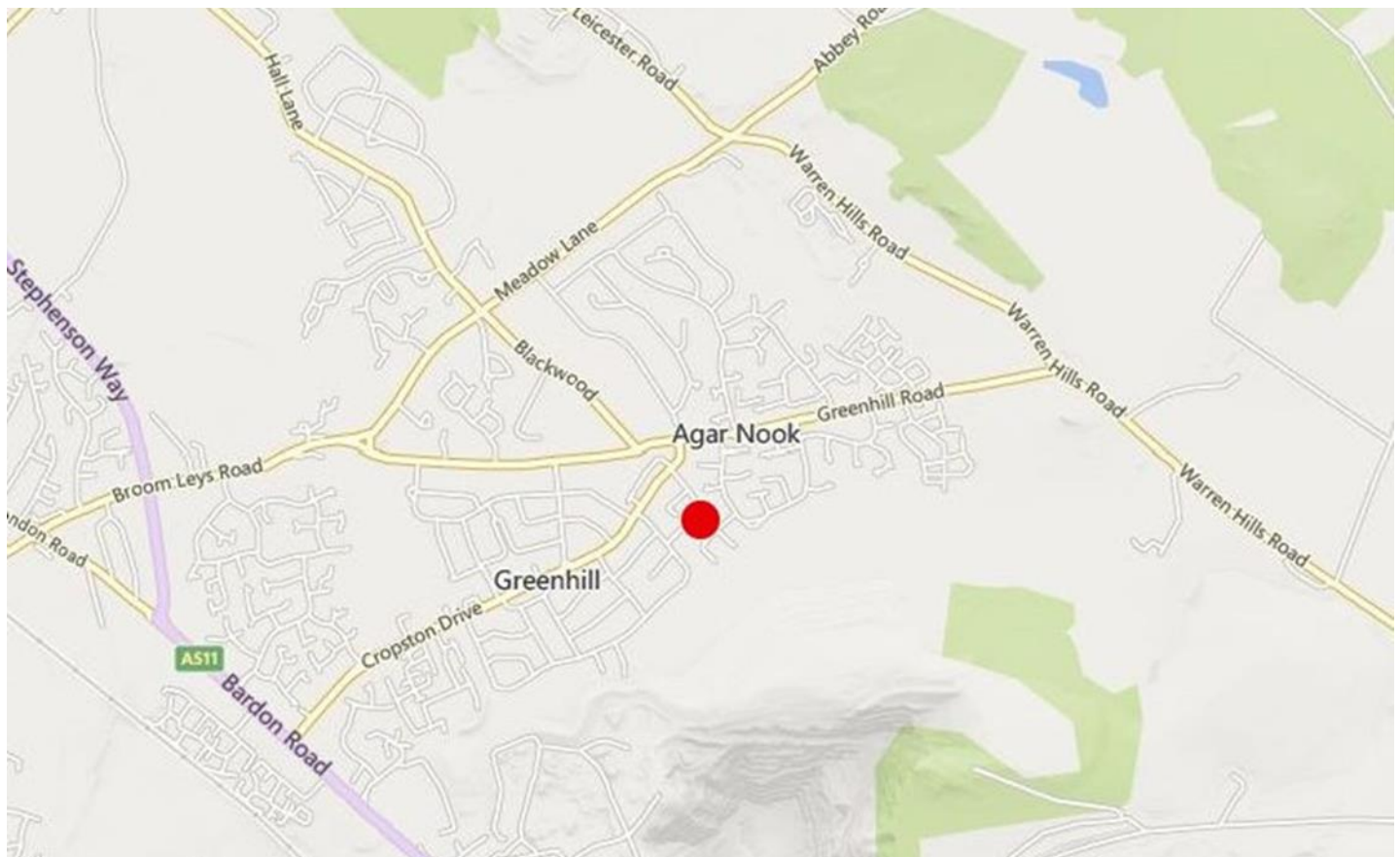
The County Council are aware that there is demand for a supported living scheme and would welcome offers which seek to develop such a use.

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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