



# Old Tannery Drive

Sileby, Loughborough, LE12 7UP

**Guide Price £120,000**



\*\*\*\*\* FOR SALE BY PUBLIC AUCTION ON 19TH FEBRUARY 2.00 PM. REGISTER TO BID\*\*\*\*\*  
Visit [auctionhouse.co.uk/leicestershire](https://auctionhouse.co.uk/leicestershire)

A level site in an established residential development in the heart of Sileby, measuring approximately 500 square meters. The site is within a cul de sac bordering Old Tannery Drive to the South and Chaplin Close to the North. Outline Planning consent is granted for the erection of two large 2.5-storey semi-detached houses with associated parking. Approximately 60 square meters per storey.

Planning documents can be found at:

<https://planningexplorer.charnwood.gov.uk/Assure/ES/Presentation/Planning/OnLinePlanning/OnlinePlanningSearch> Application Number P/24/1072/2





Estate Agency Act 1979

Under section 21 of the Estate Agency Act 1979, you are advised that two of the beneficial owners of this land are directors of the selling agents.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

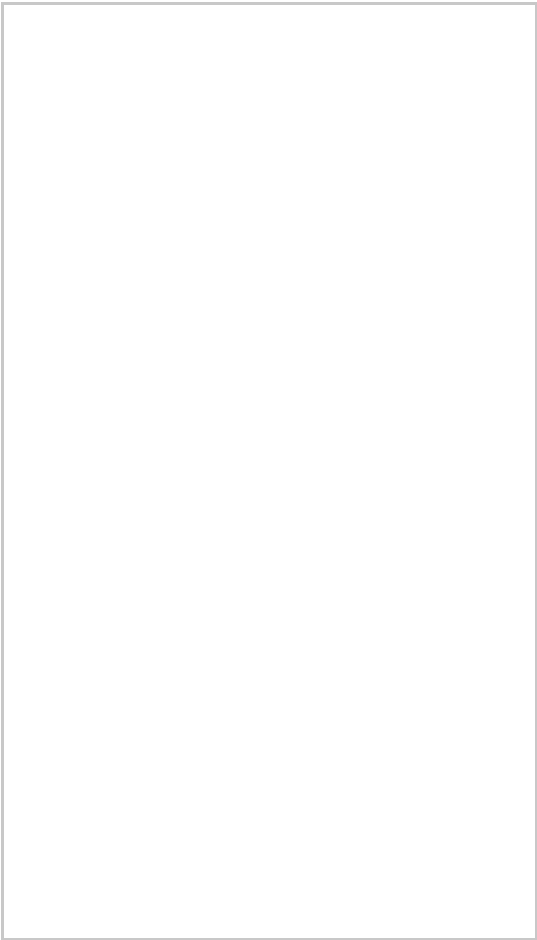
Buyers Administration Fee

The successful buyer will be required to pay an auction administration fee of £1800 inc VAT ( £1,500 + VAT)

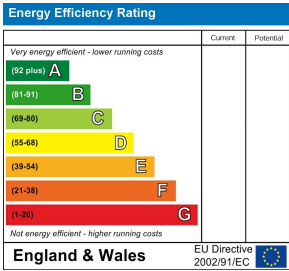
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.