



Syston Ambulance Station | Melton Road

Syston | Leicestershire | LE7 2BE

Surplus Site Due to Transformational Change

1.46 hectares (3.61 acres)



- 5 miles to Leicester City Centre
- Situated close to the village centre and railway station
- Suitable for alternative uses/redevelopment, subject to planning

For Sale



Blue Light
Estates



Background

The existing ambulance station is to be sold with the benefit of vacant possession.

Location

The site is on the south eastern side of Melton Road running through the village of Syston, on a site surrounded by The Meadows to the south and The Firs to the north. The surrounding area is predominantly residential.

The Property

The property comprises an ambulance station with ancillary offices, car parking and extensive grassed areas with established trees on a site of approximately:

1.46 hectares (3.61 acres)

Surplus Site Due to Transformational Change - 1.46 hectares (3.61 acres)



Planning

Previous verbal consultation with the local planning authority has revealed that a change of use would be possible subject to the usual planning controls.

N.B. A Tree Preservation Order is in place in relation to a number of the trees within the site. Further information is available upon request.

(This information is given for guidance purposes only and prospective purchasers are advised to make their own enquiries with the local authority)

Price

Offers are invited in the region of:

£1,500,000

Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with this transaction.

EPC

An EPC has been commissioned and the results will be available shortly.

Viewing

Viewing is via strict appointment only.

A detailed map of the Syston Ambulance Station area. The map shows residential streets including 'THE FRIS', 'THE MEADWAY', 'Dwyer Close', and 'BARR ROAD'. A green boundary outlines a specific area, and a blue circle with a yellow center marks the 'Ambulance Station'. A scale bar at the bottom right indicates distances of 0m, 20m, 40m, and 60m. The Promap logo is in the bottom left corner.

SAT NAV: LE7 2BE

Syston Ambulance Station

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For further information or to arrange a view please contact:

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