

Operational Filling Station with Redevelopment Potential

FREEHOLD FOR SALE

On the Instructions of MRH (GB) Ltd

LEICESTER LE3 0BU

Narborough Road, St Richards



Location

The property is located on Narborough Road (A5460) at the junction with Walton Street. The site is bounded to the rear by a residential area. Narborough Road comprises a mix of residential and commercial properties, the latter including local and national operators and is one of the main routes from the south to the city centre.

Description

The site comprises a Total petrol station consisting of 3 pump islands in an L shape with a canopy connected to the large shop. Currently access to the site is via Narborough Road with an exit onto Walton Street. There is significant potential walk-on trade from the surrounding residential area.

The site extends to approximately 0.10 hectare (0.24 acre).

Trading

The site is offered subject to a fuel supply agreement. Further details will be released to shortlisted parties.

Year	Fuel /Litres	Shop	Valeting	Other Income
2005	3,546,451	£440,800	£1,906	£2,718
2006	3,148,070	£440,403	-	£2,371
2007	3,020,361	£438,418	-	£1,889

Revenues exclude VAT.

Planning

Planning officers have indicated that the site could be redeveloped for residential, retail, office or food and drink use. Discussions with the council also indicate that a mixed-use scheme combining retail and residential would be the preferred option. Please refer to the Planning Commentary for further information.

Environmental Condition & Indemnity

An Environmental Report Summary of the property is included within the **Further Information** section of the website, which outlines the reports carried out on the site. Prospective purchasers will be able to undertake updated Environmental Assessments at their cost, following exchange of contracts, in order to satisfy themselves on the condition of the property. Copies of previous reports will be available for shortlisted parties, subject to assignment from the respective consultants. The successful purchasers will be required to provide an environmental indemnity to the Vendor for all past or future contamination.

Tenure

The site is available freehold with vacant possession, or as a trading entity. If acquired as a trading site, TUPE regulations will apply and wet and dry stock is to be purchased at cost upon completion.

Offers

The preference is for unconditional offers to be submitted. However, conditional offers upon planning will also be considered. All offers must be accompanied by details of funding for the proposed acquisition. Conditional offers must include full supporting information together with site layout plans and details of conditions.

All offers are to be submitted to Mark Frostick no later than **12 noon on Friday 18th July 2008**. Our clients do not bind themselves to accept the highest or any offer received. Prior to submitting any offer, interested parties should refer to the sale contract detailing the conditions of the disposal and other relevant information, found in the **Further Information** section of the website.

All offers are to be set out on the Schedule provided.

Stamp Duty

Stamp duty will apply on the sale of this property.

Legal Costs

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

Further Information - www.malthurstpfssites.co.uk

The following further information is available (where applicable) to download:

- Environmental Summary
- Report on Title
- Fuel Supply Agreement Summary/Trading Figures
- Specimen Sale Contract
- Offer Schedule

VAT

Value Added Tax will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agent.

Contact:

Mark Frostick
01480 371 456
maf@rapleys.co.uk



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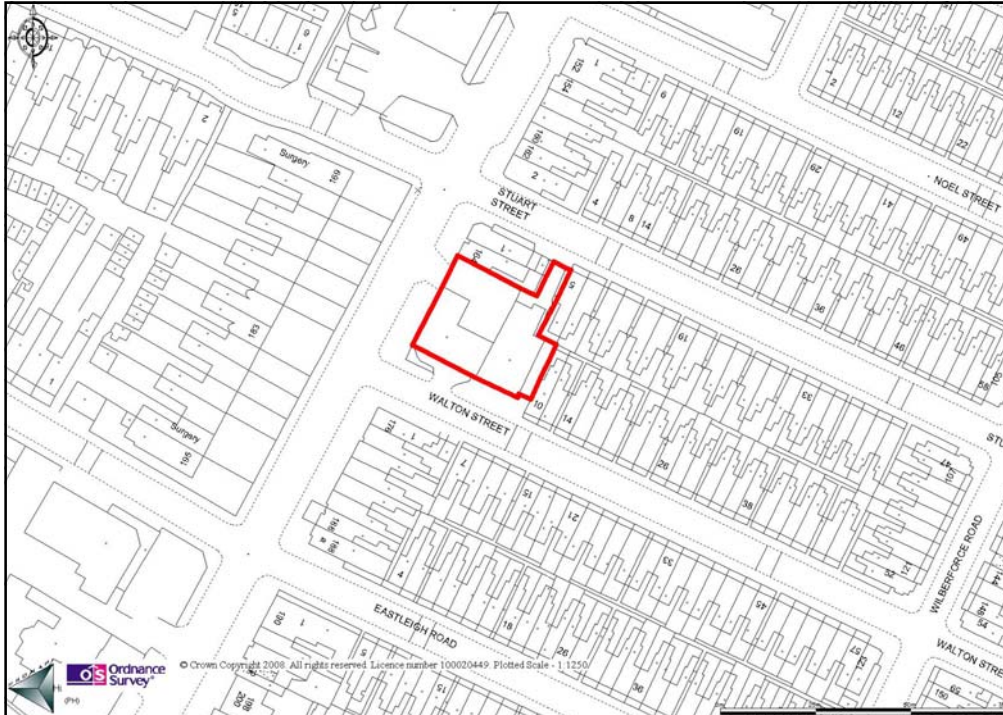
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Site and Surroundings

The site accommodates a petrol filling station and is located approximately 1 mile south west of Leicester city centre, on the corner of Narborough Road and Walton Street. The site is accessed from Narborough Road. The site, which consists of a petrol filling station forecourt and shop, operates on a 24 hour basis.

The site is located in a predominantly residential area, albeit another petrol filling station (Leigh Service Station) is located in close proximity to the site, further north, and on the opposite site of the road. The surrounding uses also comprise small retail units, including a chemist directly adjacent to the site.

Planning History

A desktop review of the planning history for the site indicates that the site was established as a petrol filling station in 1958, and since this date there have been a number of applications seeking improvements to the petrol filling station (a full schedule of planning history is attached at **Appendix 1**). The principle of alternative uses has yet to be tested by a planning application.

Planning Policy

The Development Plan comprises the City of Leicester Local Plan, which was adopted in January 2006. The Council are currently preparing a Local Development Framework, which will ultimately replace the Local Plan, albeit it is currently at an early stage and there are no documents relevant for development control purposes at present.

The Proposals Map of the adopted Plan confirms that the site does not benefit from a specific allocation, but lies partially within "Narborough Road District Centre", as well as a "Primary Residential Area". It also confirms that the land to the west of the site, across Narborough Road is in a Conservation Area.

Elsewhere within the Local Plan, policy confirms that:

- Within District Centres, the Council seek to ensure a mix of compatible uses, which are sympathetic to the character of the area and do not have a detrimental impact on the vitality and viability of the City Centre;
- Proposals for new retail development within shopping centres, whose scale is consistent with the size and function of the centre concerned, will be acceptable, subject to demonstrating a number of different criteria (Policy R03);
- The use of the ground floor of premises within shopping centres for offices (Use Class A2) will be permitted subject to compliance with a number of criterion (Policy R04);
- Proposals for the use of premises within shopping centres for food and drink purposes (Use Classes A3, A4 and A5) will be permitted, subject to the applicant demonstrating that a number of criteria are satisfied (Policy R05), and
- Within Primarily Residential Areas, planning permission will be granted for development for residential purposes (Class C3 uses), subject to normal development control restrictions (Policy H1) and, indeed, non-residential uses within such areas will not be granted (Policy H13).

Officers View

Discussions have been held with Keith Busby, Planning Policy Officer at Leicester City Council, who confirmed petrol filling stations are not considered 'employment uses' in terms of policy, and therefore the principle of the loss of the petrol filling station was likely to be acceptable. The Officer further confirmed that a number of uses are acceptable in District Centres, including retail, offices, food and drink, and residential uses.

In these terms, he confirmed that a mixed use scheme of retail (or commercial) at ground floor with residential above is likely to be considered acceptable in principle, and would indeed constitute a preferred option for the site.

The Officer also confirmed that the Council do not oppose schemes comprising solely residential development within District Centres, and due to the location of the site, surrounded by residential development, there may be scope for a full residential scheme, subject to normal development control considerations.

Planning Discussion

The change of use of the site to alternative uses is likely to be considered acceptable in principle, and any alternative use would be assessed in light of its likely impact on the character of the local area and residential amenity. In these terms, retail, offices, food and drink premises, and residential uses may be considered acceptable, subject to specific criteria and normal development control considerations.

As previously stated, the site is located partially within the Narborough Road District Centre and a Primary Residential Area. Development on the site may provide an opportunity to integrate the two uses, by providing a mixed use scheme. Surrounding development is predominantly two-storey. In these terms, the scale of any proposals on the site would need to respect the bulk and scale of its surroundings.

Conclusion and Recommendations

The loss of the petrol filling station is likely to be acceptable in principle, and alternative uses will be considered by the Council, having regard to surrounding development. In these terms, there may be scope to secure consent for residential, retail, office or food and drink use. Discussions with the Council also indicate that a mixed use scheme combining retail and residential elements is a beneficial option for the site.

Appendices

1. Schedule of Planning History

APPENDIX 1 – PLANNING HISTORY

REF	DESCRIPTION	DECISION	DATE
00482915	Demolition of existing buildings and redevelopment of site as garage and petrol filling station	Approved	14/03/1958
044829A	Change of use of the Olympia Cinema to any of the following uses as specified in the Town and Country Planning (the classes) Order, 1750: Class I, X, XIIX	Approved	14/03/1958
018708	Installation of paraffin vending machine and storage tank	Approved	11/04/1969
023453	Provision of illuminated fascia and pole signs	Approved	17/12/1971
022277	Redevelopment of petrol filling station premises by the erection of a new forecourt canopy, motorists shop and car wash	Approved	16/07/1971
19751158	Alterations and extension to car wash to form offices to petrol filling station	Approved	22/09/1975
19741209	Additional use of car wash between 18.00 and 20.00 hours Monday to Saturday and 10.00 and 16.00 on Sundays	Refused	24/02/1975
19831869	Installation of illuminated signs	Approved	28/11/1983
19831507	Use of petrol filling station shop as retail shop and store	Approved	18/10/1983
19871864	Installation of 4 storage tanks	Approved	06/11/1987
19870612	Provision of illuminated canopy fascias and 2 projecting box signs	Approved	12/06/1987
19870611	Erection of illuminated freestanding gantry sign	Approved	12/06/1987
19870610	Demolition of existing petrol filling station and rebuilding of new petrol filling station and shop	Approved	05/06/1987
20031766	One internally illuminated double sided pole mounted display unit	Refused	28/10/2003

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