

**NEW
AUCTION VENUE:
Leicester Racecourse**

KAL SANGRA

SHONKI ■ BROTHERS



AUCTION

**Wednesday 25 February 2009
at 5.00pm**

**Leicester Racecourse
Leicester Road, Oadby, Leicester LE2 4AL**

**Former Cottingham Post Office,
2 Corby Road, Cottingham, Market Harborough, Leicestershire LE16 8XH**



Front elevation



Side elevation

Location:

Property located at the junction of the B670 Rockingham Road, Corby Road and Church Street.

Description:

A former post office building comprising a large 3 bedroom detached property with a GIA of approximately 2,900 sqft. The property benefits from gas central heating and partial double glazing.

Accommodation:

Basement:

Lounge, store.

Ground Floor:

Post office with shop, reception room, 2 lounges, kitchen/dining room, store.

First Floor:

3 bedrooms, bathroom and 3 stores that are directly above the post office.

Outside:

Rear garden, garage.

Planning:

The property is suitable for residential use subject to the requisite planning consents being obtained. All interested parties must make their own enquiries and independently satisfy themselves as to the suitability of the site for any use they may propose. All enquiries regarding planning should be made to Corby Borough Council Planning Department (01536) 464158.

Tenure:

We understand that the property is Freehold and vacant.

Solicitors:

Shoosmiths, Witan Gate House,
500-600 Witan Gate West,
Milton Keynes, Buckinghamshire
MK9 1SH
Tel: (01908) 488346 ~ Ref: M Roberts

PRICE GUIDE: £240,000 - £250,000

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Directions to Leicester Racecourse



Leicester Racecourse
Leicester Road
Oadby
Leicester
LE2 4AL

Tel: 0116 271 6515

Directions:

Leicester Racecourse is easily accessible from the Midlands motorway network. It is only 3 miles from the centre of Leicester and only 2 miles from the main Leicester Railway station.

From M1/M69

Leave Junction 21 of the M1/M69 and follow the main outer ring road, signposted South and East Leicester (A563). Continue along A563 for approximately 4 miles until you approach the Leicester Racecourse on the right-hand side.

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