

WHARF STREET SOUTH · LEICESTER

80 Wharf Street South

Leicester, LE1 2AA

PRICE
On Application
DEVELOPMENT OPPORTUNITY

A city centre development site of approximately 0.14 hectares, held with a committee resolution to approve a scheme of fifty four flats. The locally listed Victorian factory fronting Wharf Street South is retained and converted, with new building of up to six storeys behind and to the Fleet Street frontage.

- ◆ Approximately 0.14 hectares in Leicester's Strategic Regeneration Area
- ◆ Resolution to approve 54 one and two bedroom flats under application 20240308
- ◆ Locally listed Boot & Shoe factory retained and converted to three flats

54

CONSENTED FLATS

0.14 Ha

SITE AREA

6

STOREYS

371

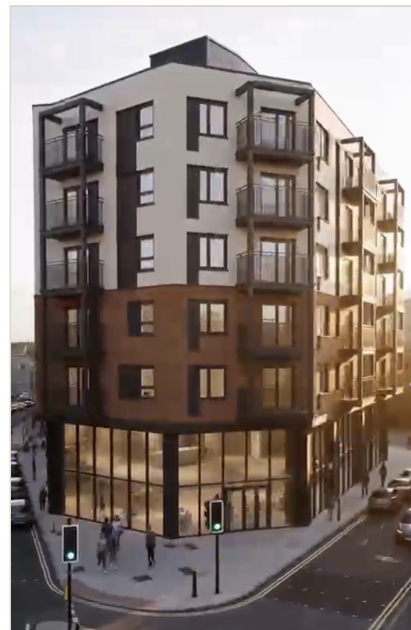
DWELLINGS / HA

01 INTRODUCING The Opportunity

A brownfield corner site in the heart of Leicester, with consent resolved for fifty four flats — heritage retained, and an urban block completed.

The site extends to approximately 0.14 hectares on the corner of Wharf Street South and Fleet Street, covered by buildings of one to three storeys that were previously in commercial use and have stood vacant for many years. The three storey frontage building at number 80 sits on the City Council's Local Heritage Asset Register as a good example of a late nineteenth century Boot and Shoe factory, with a distinctive buff brick Gothic Revival elevation.

On 2 April 2025 the Planning and Development Control Committee resolved to delegate authority to officers to approve application 20240308, subject to receipt of satisfactory bat surveys. The scheme converts the listed building to three flats and adds new building of up to six storeys for a further fifty one — fifty four in total, at some 371 dwellings per hectare. Viability was accepted, and no affordable housing or section 106 contributions are required.



THE CONSENTED SCHEME · CGI,
INDICATIVE ONLY

Heritage retained, density delivered.

0.14 HECTARES · 54 FLATS · CITY CENTRE

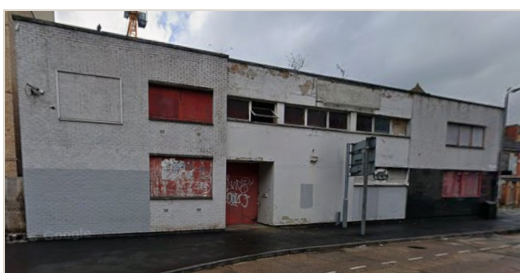
KEY FEATURES

- ◆ Approximately 0.14 hectares of brownfield land, some 0.35 acres
- ◆ Corner site with frontage to both Wharf Street South and Fleet Street
- ◆ Committee resolution to approve 54 flats, subject to bat surveys
- ◆ Locally listed Boot & Shoe factory retained and brought back into use
- ◆ Thirty one one bedroom and twenty three two bedroom flats
- ◆ Every flat meets the Nationally Described Space Standards
- ◆ No affordable housing or section 106 contributions required

AT A GLANCE

Site area	Approx. 0.14 hectares
Application	20240308
Committee date	2 April 2025
Status	Resolved to approve
Total flats	54
Mix	31 × 1 bed · 23 × 2 bed
Density	c. 371 dwellings / ha
Local authority	Leicester City
Price	On application

02 NUMBER 80 The Existing Site



SITE SCHEDULE

THE SITE	APPROX. 0.14 HA
Approximate extent	0.14 hectares · 0.35 acres
Existing buildings	One to three storeys
Frontages	Wharf Street South & Fleet Street
Former use	Commercial
Current condition	Vacant & disused
DESIGNATIONS	CITY CENTRE
Location	Strategic Regeneration Area
Heritage	Local Heritage Asset Register
Conservation area	St George's, to the south
Flood zone	Zone 1 · low risk
Also within	AQMA · Critical Drainage Area
Archaeology	High potential area

All areas and boundaries are approximate and given as a guide only. Interested parties should satisfy themselves as to the extent of the site and the current planning position before committing to terms.

THE SITE

The site occupies a prominent corner where Wharf Street South meets Fleet Street, on the eastern edge of the city centre. Its buildings are long vacant, and beyond the locally listed frontage the remainder is mostly blank single and two storey flat roof structures that add little to the street scene.

Immediately west stands the completed six storey Fleet House development, with a further consented scheme being built out to the north. Across Fleet Street are five and six storey residential buildings and a multi storey car park, with the St George's Conservation Area beyond.

PLANNING HISTORY

Five earlier applications have been made here. An eight to eleven storey scheme of 72 flats was approved in 2007 under 20072342 but never implemented; comparable schemes were refused in 2017 and 2019. The current consent is the product of substantial design revision.

PRICE

POA

FLATS

54

AREA

0.14 Ha

AUTHORITY

Leicester

03 RESOLVED CONSENT The Proposed Scheme

03

THE SCHEME · AS PROPOSED



PROPOSED ELEVATION · CGI

THE ACCOMMODATION · 54 FLATS

Fifty four flats across the retained factory and the new build — thirty one one bedroom units of 38 to 54 sq m, and twenty three two bedroom units of 62 to 73 sq m. Every flat meets the Nationally Described Space Standards, twenty six exceed them by more than 5 sq m and a further five by more than 10 sq m.

THE BUILDING · MATERIALS & DETAIL

The new building beside and behind the listed factory is buff brick with anthracite grey fenestration and balconies, separated from the heritage building by a curtain walling link and topped by a set back sixth storey in bronze standing seam cladding. The Fleet Street elevation is buff brick at ground floor with red brick above, and upper floor living rooms carry French balconies.

SCHEDULE	AS CONSENTED Committee Report	DETAIL As Drawn
Total flats	54	All NDSS compliant
One bedroom flats	31	38 – 54 sq m
Two bedroom flats	23	62 – 73 sq m
Flats in the listed building	3	Conversion
Flats in the new build	51	New construction
Maximum height	6 storeys	Sixth storey set back
Cycle parking spaces	76	Ground floor store
Car parking spaces	3	2 accessible · 1 staff
Lifts & staircases	2 · 3	Incl. retained stair
Bin storage	13	1,100 litre bins
Density	c. 371	Dwellings per hectare
Planning conditions	24	Plus notes to applicant

Figures are taken from the officer's report to committee for application 20240308, considered 2 April 2025, and are indicative only. Imagery is a computer generated impression of the proposed scheme, not a photograph. Verify the current planning status with Leicester City Council.

04 NOTES, CONSENT & SETTING

The Site & Location

CONSENT SUMMARY

Project	80 Wharf Street South
Application	20240308
Authority	Leicester City Council
Ward	Castle
Committee date	2 April 2025
Resolution	Delegated approval
Outstanding	Bat surveys

DEVELOPMENT NOTES

- ◆ Fifty one new flats in buildings up to six storeys, plus three in the retained factory
- ◆ Main residential entrances to both Wharf Street South and Fleet Street
- ◆ Landscaped courtyard to the rear of the new buildings
- ◆ Seventy six cycle spaces, with three car spaces off Fleet Street
- ◆ Bin store, cycle store, sub station, parcel room and plant room at ground floor
- ◆ Biodiversity net gain delivered through landscaping and bird boxes
- ◆ Twenty four conditions attached to the resolution

WHARF STREET SOUTH

Wharf Street South sits within Leicester's St George's quarter, on the eastern edge of the city centre and within the Strategic Regeneration Area. It is an area of Victorian factories, warehouses and hosiery works now under sustained residential regeneration, with several schemes of five to six storeys recently completed or under construction on adjoining land.



THE SITE IN ITS SETTING · INDICATIVE ONLY

APPROXIMATE DISTANCES

Leicester city centre	0.4 miles
St Margaret's Bus Station	0.3 miles
Inner ring road (A594)	0.2 miles
Leicester Railway Station	0.7 miles
Abbey Park	10 min walk
M1 Junction 21	5 miles
East Midlands Airport	22 miles

Distances are approximate, given as a guide only, and should be verified. Site outlines and imagery are indicative. Confirm the planning position with Leicester City Council.

The city's shopping core, its cultural quarter and both main bus stations are within a short walk, and the mainline station — offering direct services to London St Pancras International — lies a little beyond. The inner ring road is a few hundred yards away, linking north to the A46 and south toward the M1 and M69.



A CITY CENTRE DEVELOPMENT OPPORTUNITY

80 Wharf Street South Leicester, LE1 2AA

Price on application

Development site · Resolution to approve · Viewing strictly by appointment

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