



Richards Place

Cadeby Lane, Cadeby, Nuneaton, Leicestershire, CV13 0BA

Tenure: Freehold

Price: £325,000

Ref: 96330

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Located in a desirable Leicestershire village
- Partially completed, Tudor style holiday let
- Detached, three-storey accommodation venue
- Unique construction relating to Richard III
- Five bedrooms in total with scope to reconfigure
- Sizeable plot with car park and lawned area

Location

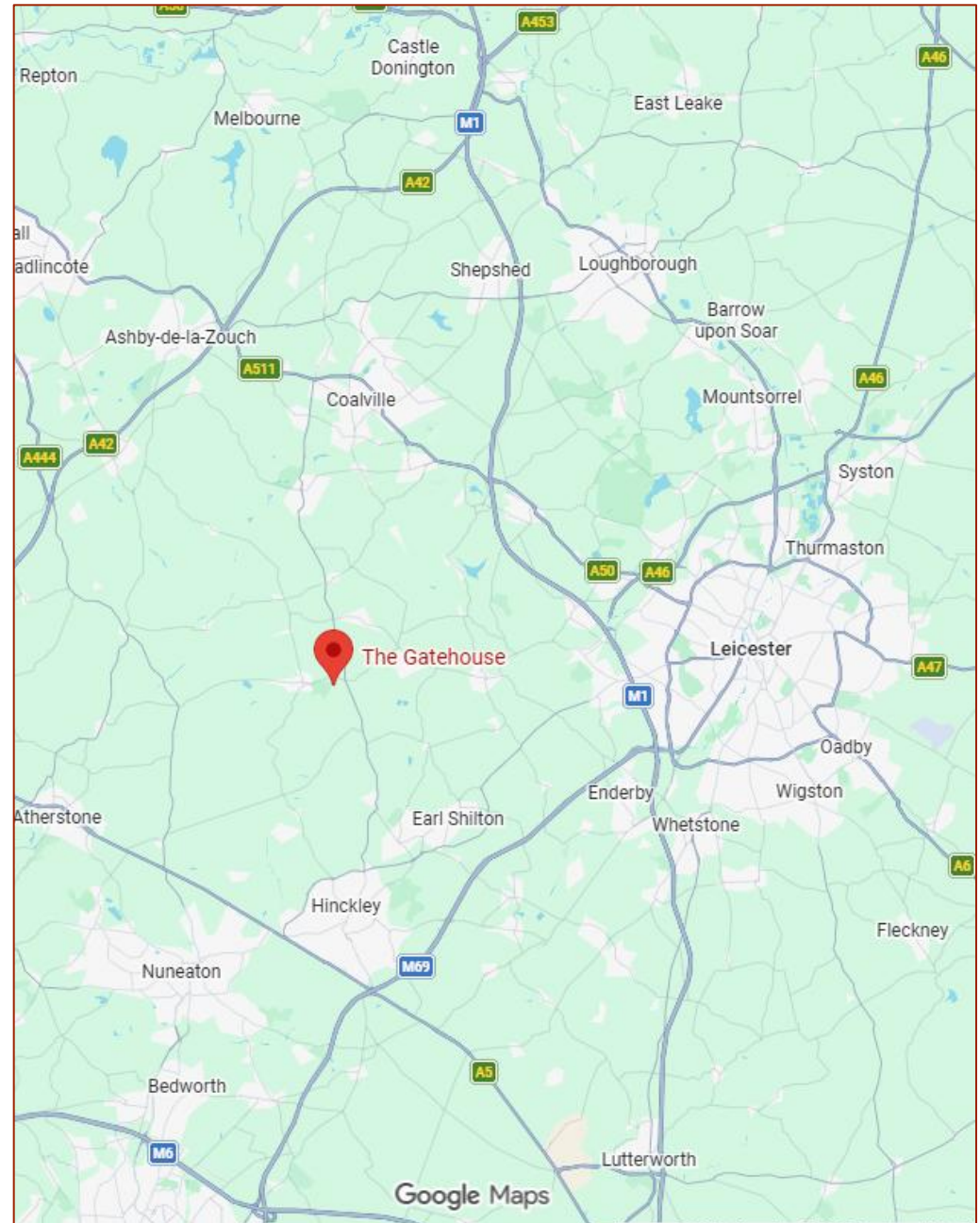
Richards Place is situated in the desirable Leicester village of Cadeby, located 10 miles northeast of Nuneaton, 5.9 miles north of Hinckley and 2.5 miles southeast of Market Bosworth, a town synonymous with the historic Battle of Bosworth. The area has many cycling routes and visitors enjoy narrowboating on the adjacent Ashby Canal.

There are a variety of notable attractions and landmarks locally which include Market Bosworth Rugby and Football Club and Market Bosworth Country Park, both of which are overlooked by the property. The village of Cadeby benefits from a church dedicated to All Saints.

The Property

Richards Place occupies a three storey, detached, Tudor style building of cinder block construction with solid oak frontage under a pitched tile roof. It benefits from being fully double glazed. It is not listed, nor does it lie within a Conservation Area.

The property's design replicates that of The Blue Boar Inn on Leicester's medieval high street which, according to historical records, was the last inn that King Richard III slept in before his death at the Battle of Bosworth in 1485. Its design is a result of research carried out by Dr Richard Buckley OBE, archaeologist and Honorary Research Fellow at Leicester University and Steffan Davies, Senior Lecturer in Architecture at De Montford University. The property briefly comprises:



Ground Floor

- Lounge/Kitchen/Dining Room with fireplace.
- Double bedroom.
- Double bedroom.
- Bathroom.
- Rear Hall with understairs store cupboard and staircase to the first floor.

First Floor

- Landing with understairs store cupboard and staircase to the second floor.
- Lounge/Kitchen/Dining Room with fireplace.
- Bathroom.
- Double bedroom with dressing room.

Second/Top Floor

- Double bedroom.
- Double bedroom with loft access.
- Bathroom.

External

- Gated car park with space for 14 vehicles.
- Lawned seating area (with potential to erect an additional dwelling, subject to the relevant planning permissions).





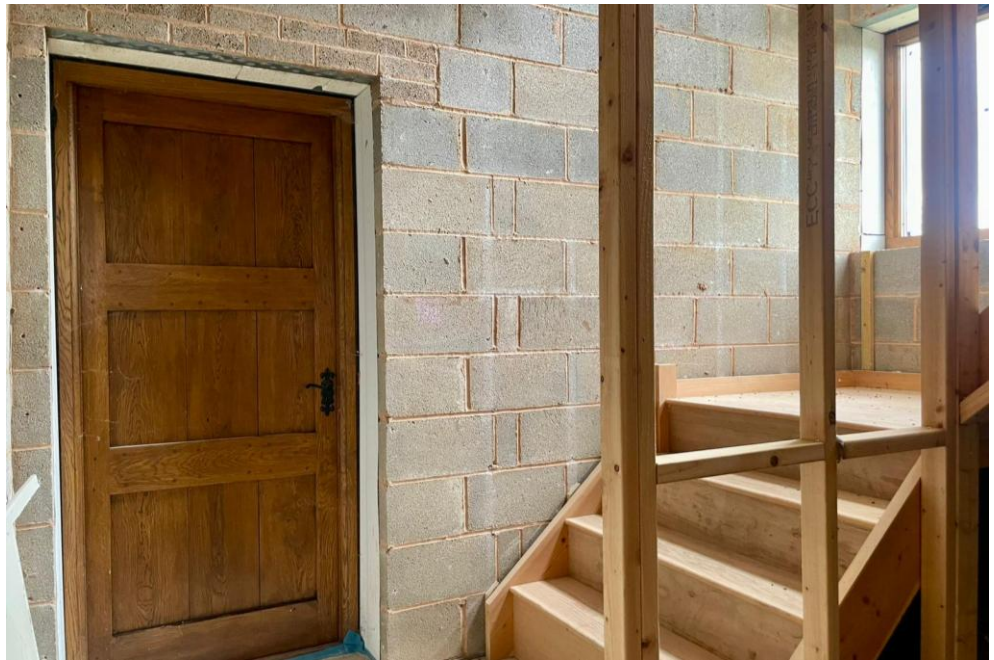
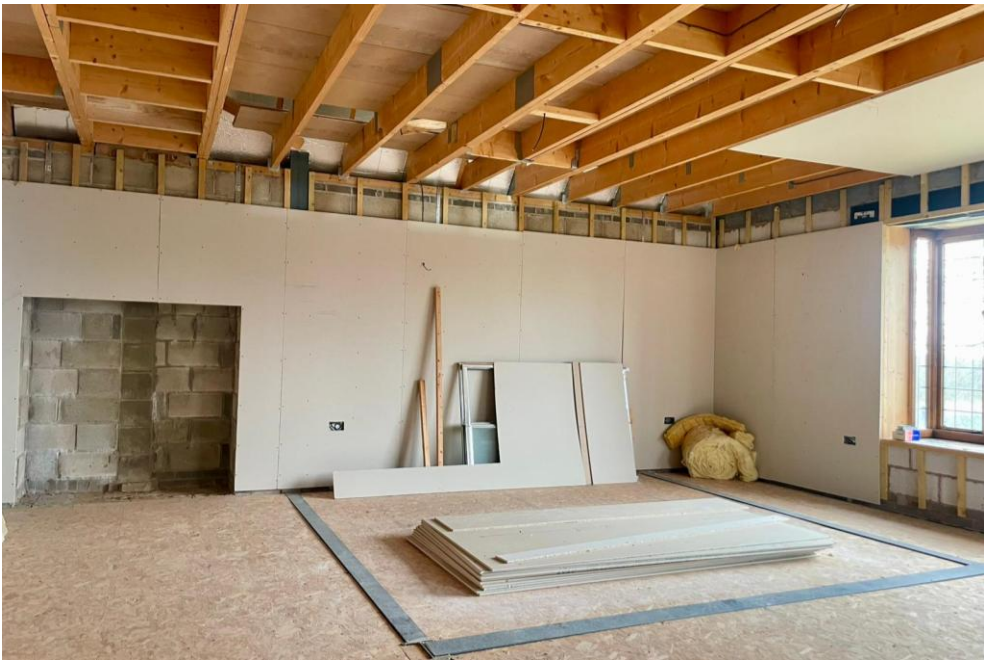
The Business

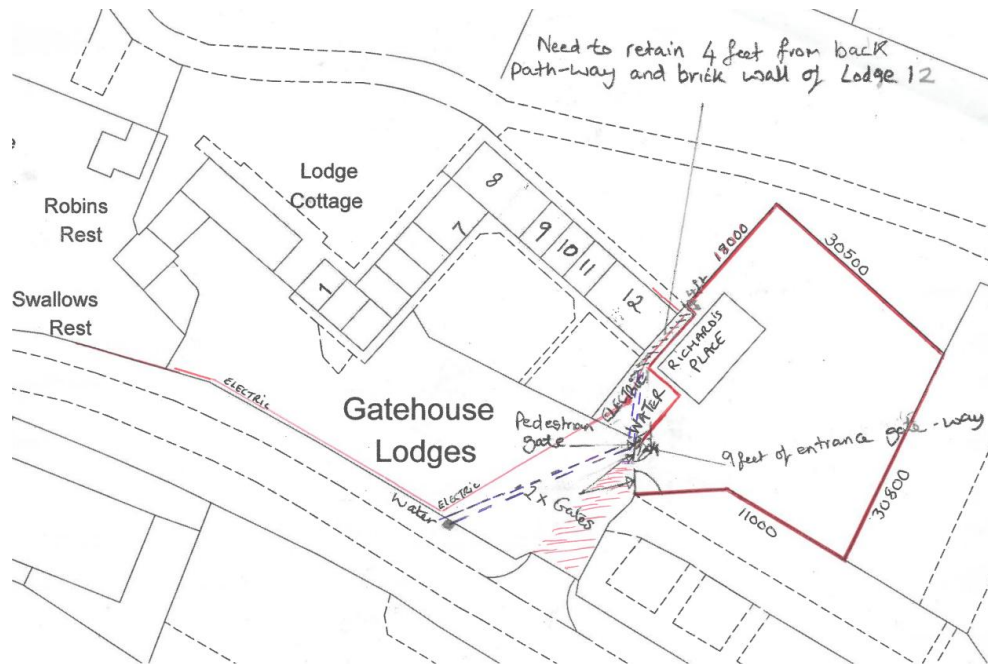
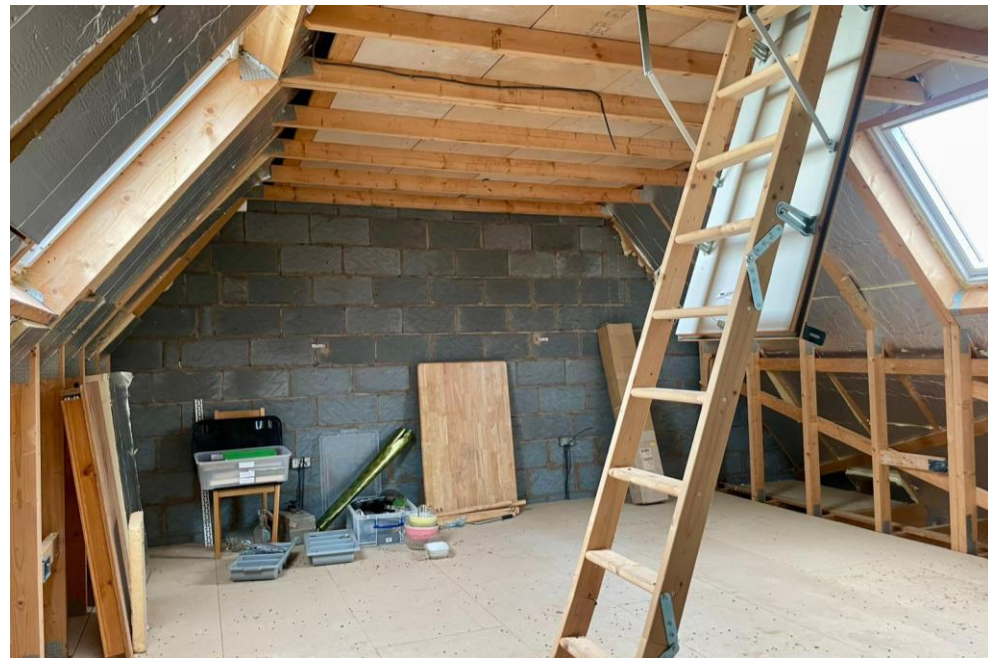
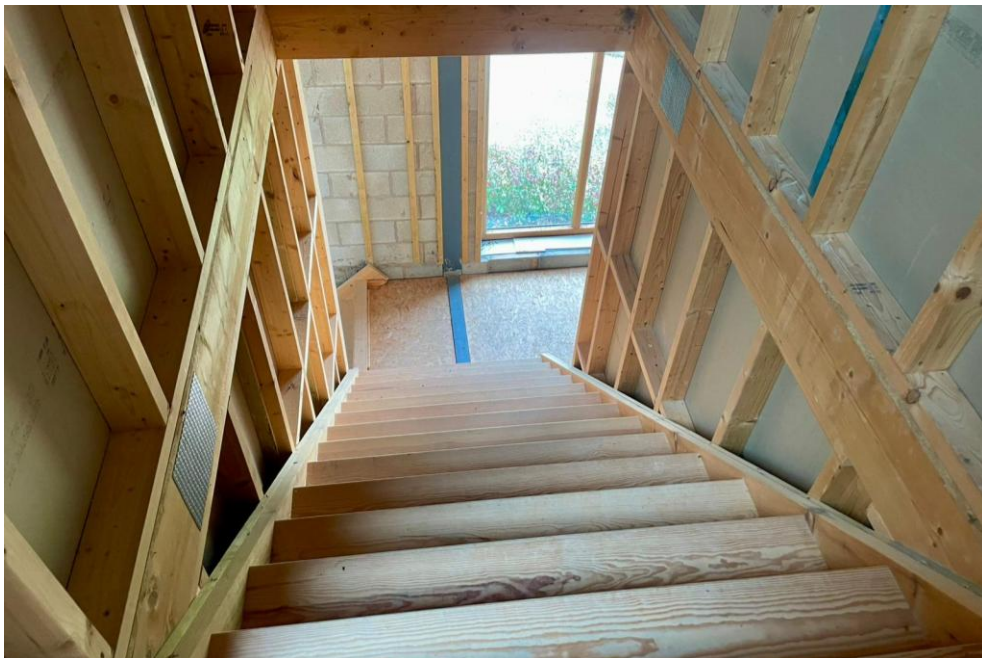
Richards Place is a partially completed, three storey holiday let comprising three distinct levels which could be utilised in a number of different ways. The property's construction is well underway, however our client has paused work to offer the premises to the market and provide a purchaser with the opportunity to put their own stamp on the final elements of the build.

Once operational, the holiday let should attract guests such as weekend getaway travellers and those visiting the nearby Warwick and Leicester universities, such as professors, lecturers, guest speakers, parents or graduates. The property might also appeal to corporate visitors from overseas who wish to stay in a central location between Leicestershire, Warwickshire, Staffordshire and Derbyshire.

Construction began in 2020, so the property has not yet been operational as a trading business. Nonetheless, our client has provided a projected business plan with brief profit and loss calculations which can be provided to interested parties upon request.

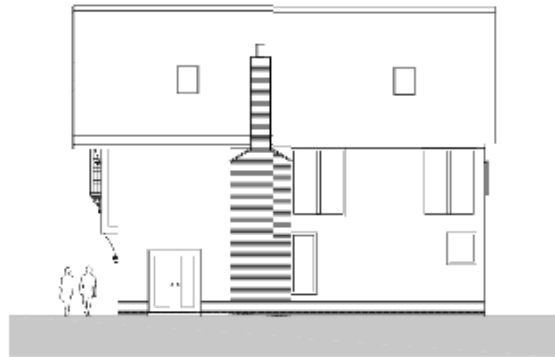




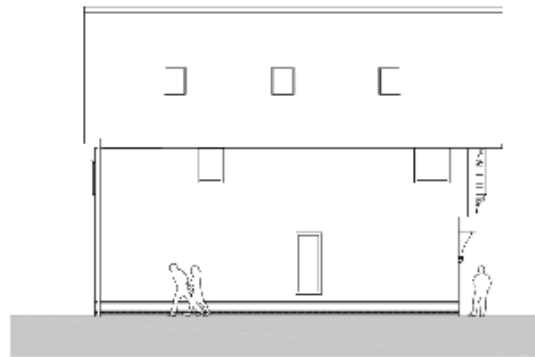




SW Elevation



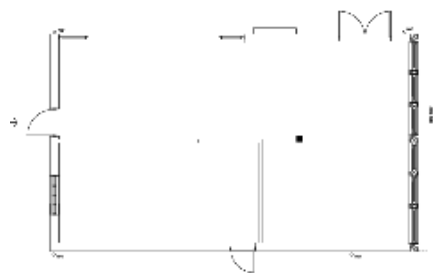
SE Elevation



NW Elevation



NE Elevation



EXISTING GROUND FLOOR PLAN



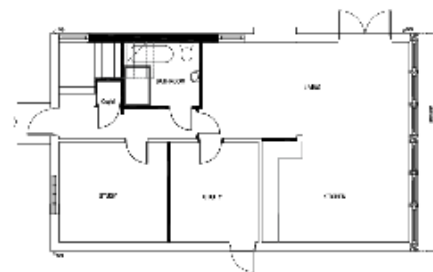
EXISTING FIRST FLOOR PLAN



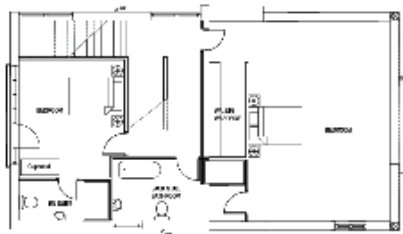
EXISTING ROOF SPACE PLAN



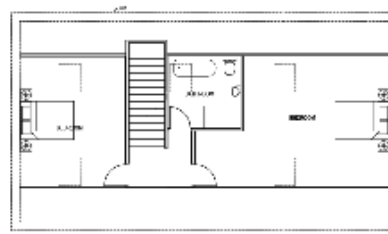
EXISTING ROOF PLAN



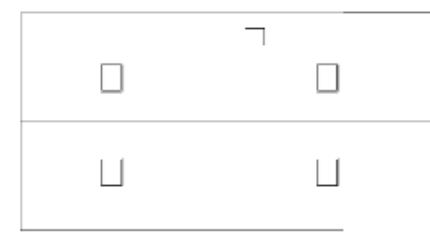
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



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