



**St Thomas Church Hall, Blaby Road, South Wigston,  
LE18 4SB**

Part of

**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A rare opportunity to acquire a remarkable church hall and immediate grounds, excellently located within South Wigston, with potential for a variety of uses (subject to planning).

\*\*\*Deadline for offers to be recieved: Wednesday 21st May 2025 at 12 Noon\*\*\*

**Offers in excess of  
£310,000**





## DESCRIPTION

A rare opportunity to acquire a remarkable church hall and immediate grounds, excellently located within South Wigston, with potential for a variety of uses (subject to planning). The building is traditionally built with red brick, underneath a pitched and slate tiled roof.

The plot extends to approximately 0.08 acres, with direct access onto Blaby Road, South Wigston

In brief, the Church Hall provides the following accommodation:

Ground Floor:

- Entrance Hallway
- Kitchen with service hatch
- Male/Female WC facilities
- Disabled WC facilities
- Main Hall area
- Storage rooms

First Floor:

- Meeting room
- Office Room
- Community Hall
- Storage rooms

Outside:

Access onto a small paved yard area and boiler house.

The gross internal floor area (GIA) is approximately 464.1 sq.m.

## USE AND CLASSIFICATION

It is assumed that the property falls within Class F1.

## LOCATION

St Thomas Church Hall is located within the popular settlement of South Wigston, Leicester.

South Wigston has a large range of public services, a local railway station, and a range of local supermarkets and takeaway facilities.

Leicester City Centre is located 5 miles to the north, where a large range of services, facilities and transport connections are located.

An accurate location can be found using the following What3Words location: [///salad.tune.knee](#)

## TENURE

The property is held Freehold with vacant possession available upon completion.

## SERVICES

The property is connected to mains electric, water, gas and sewage. No investigations have been undertaken to establish the condition of these connections.

## PLANNING AND DEVELOPMENT

St Thomas Church Hall is located within Oadby and Wigston Borough Council. All interested parties should undertake their own enquiries regarding prospective planning applications.

The building is located within the South Wigston Conservation Area.

## METHOD OF SALE

The Church Hall is initially offered for sale via private treaty. The vendor reserves the right to conclude the sale by other methods if required.

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## EPC

Rating: E - 108





## **LOCAL AUTHORITY**

Oadby and Wigston Borough Council  
Brocks Hill Council Offices  
Washbrook Lane  
Oadby  
Leicester  
LE2 5JJ

## **RATES AND OUTGOINGS**

The property is sold subject to any other rates and outgoing which the Purchaser will be liable for.

## **VAT**

In the event that any part of the property is subject to VAT this will be payable by the purchaser in addition to the purchase price.

## **VIEWINGS**

Strictly by appointment with the selling agent.

Please contact Edward Higgins of the Andrew Granger Rural Department to arrange your viewing today.

## **MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## **FURTHER INFORMATION**

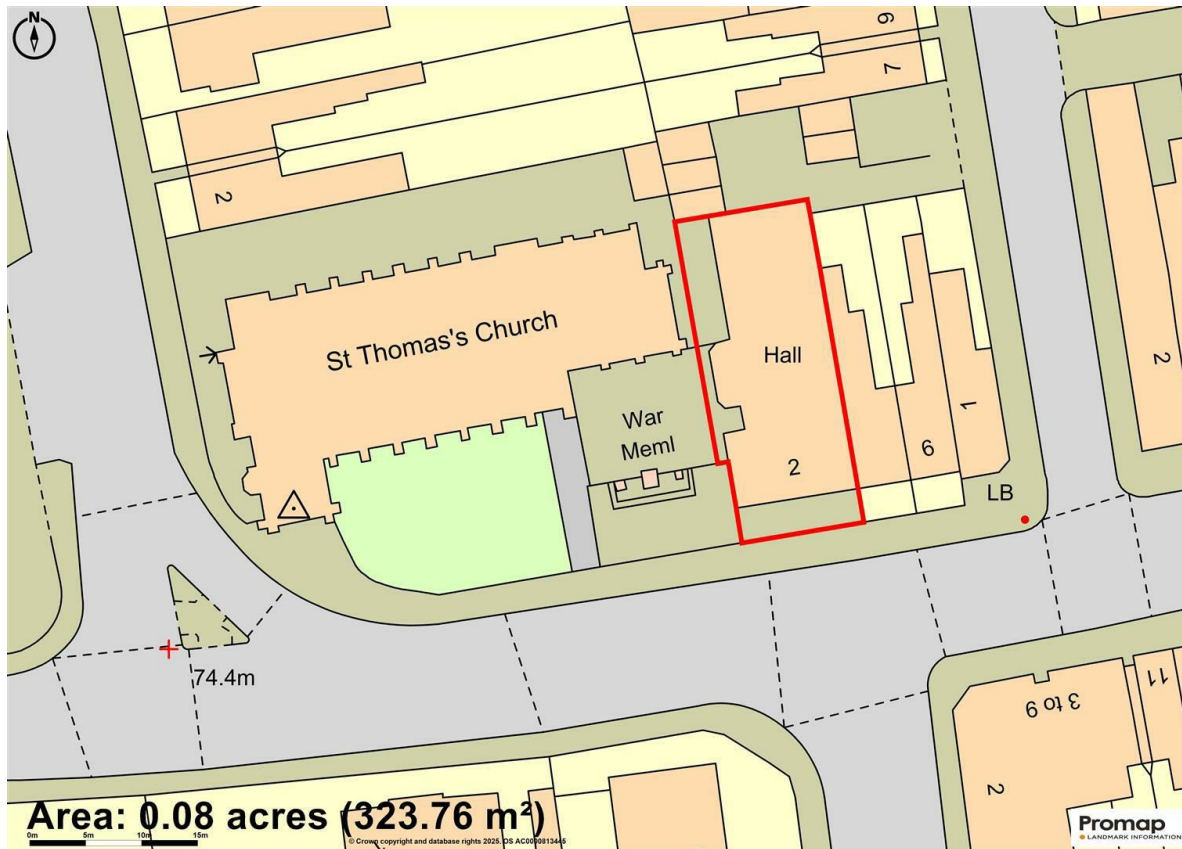
If you require any further information, please contact:

Edward Higgins BSc (Hons) MRICS  
Andrew Granger & Co, 44-46 Forest Road, Loughborough, LE11 3NP

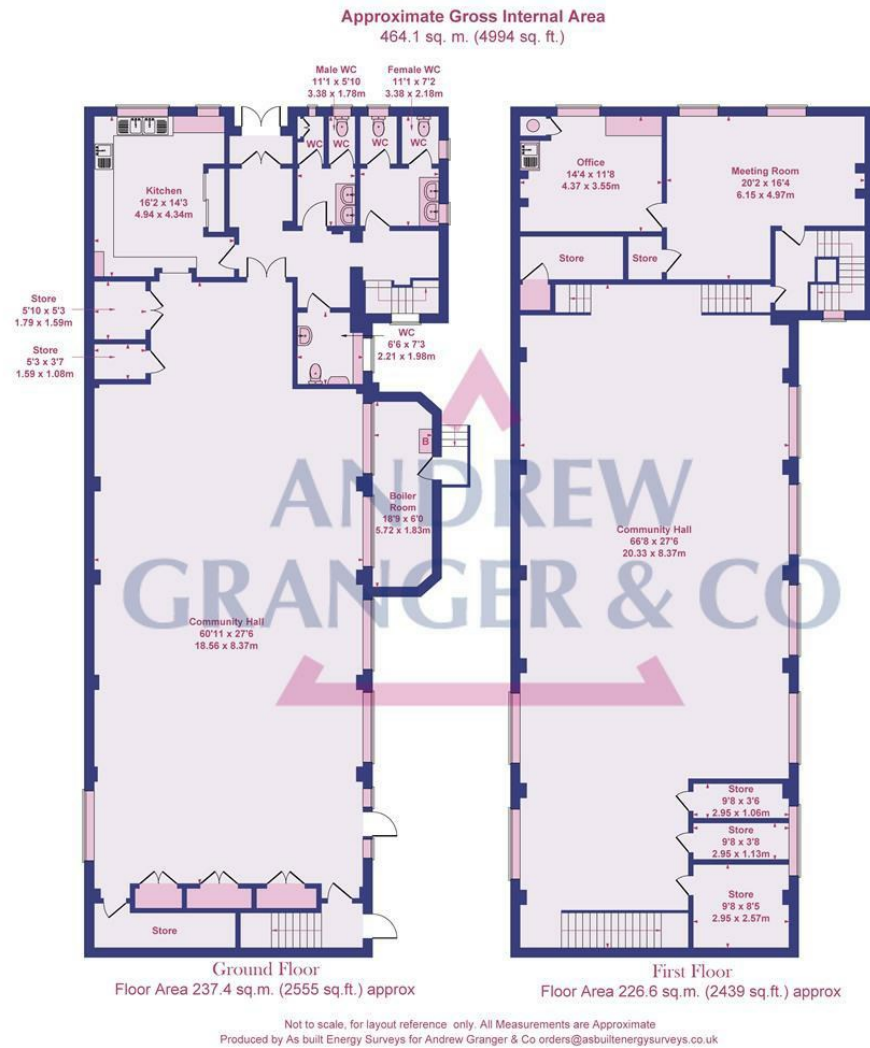
Tel: 01509 243720

Email: [edward.higgins@sheldonbosleyknight.co.uk](mailto:edward.higgins@sheldonbosleyknight.co.uk)

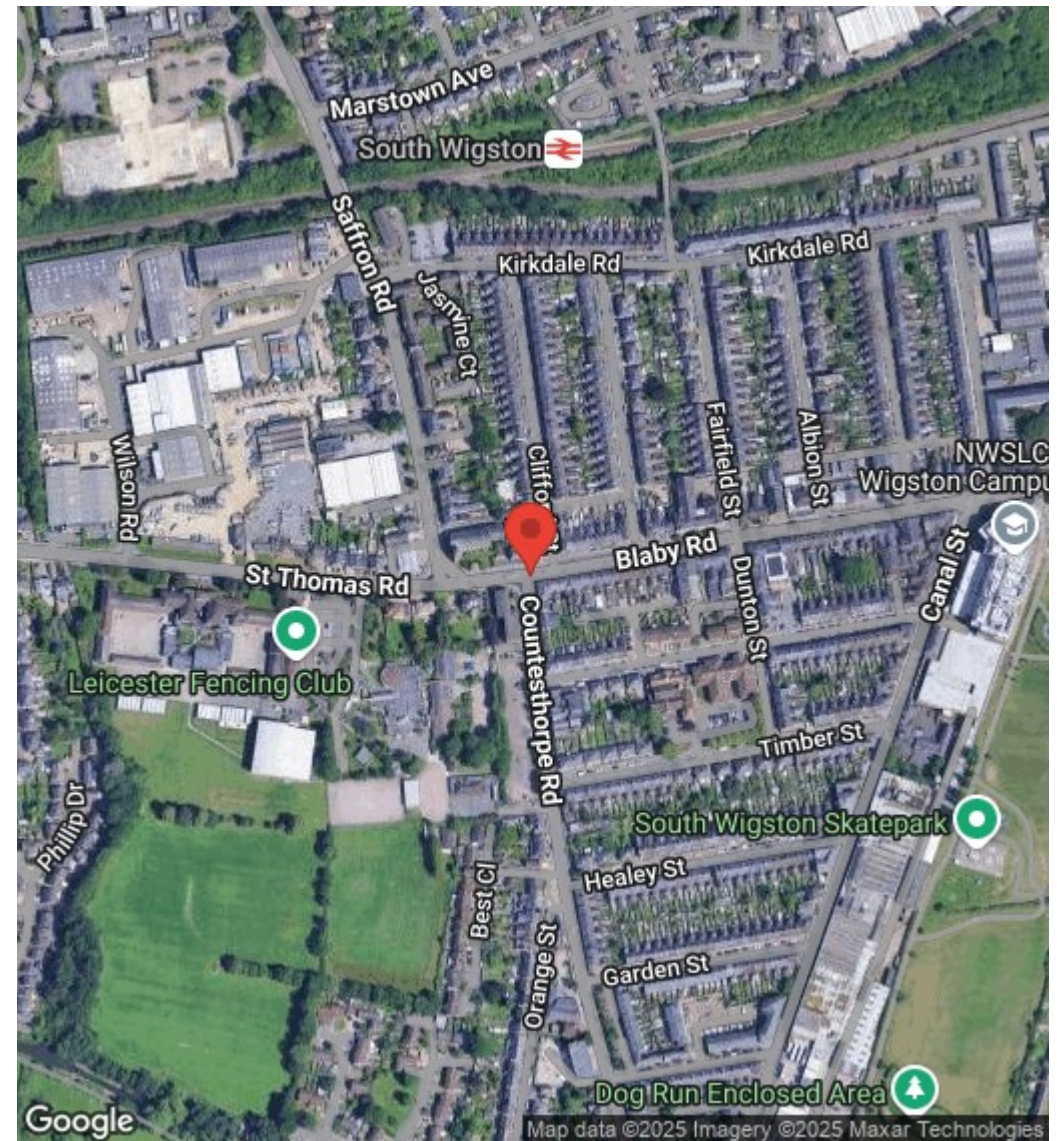
# Plan



# Floorplan



# Map



Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



For further information and to arrange a viewing, please contact our  
Loughborough Office - 01509 243720

  
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