

EDUCATIONAL / RESIDENTIAL PROPERTY

FOR SALE



The Glebe House, Main Street, Kilby, Leicestershire, LE18 3TD

#AV/2025C

Eddisons



# The Glebe House

MAIN STREET, KILBY, LEICESTERSHIRE, LE18 3TD



Agreement

For Sale



Detail

FREEHOLD



Rent/Price

£1,550,000



Size

590.14 sq m (6,353 sq ft)



Location

Kilby, LE18 3TD



Property ID

#AV/2025C

**For Viewing & All Other Enquiries Please Contact:**



**AMAN VERMA**

**BSc (Hons) MRICS**

**Associate Director**

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0116 478 6055

Property

The property comprises a fairly regular, level site extending to circa 3.03 acres (1.22 Hectares), with a detached building of traditional brick construction beneath a variety of pitched roof forms, which is currently laid out as a 7-bedroom dwelling together with barns and outbuildings.

The sizeable property is laid out to provide multiple living rooms, a dining room, kitchen, gym/games room, utility room and 2 shower rooms at ground floor level, whilst the first floor comprises 7 bedrooms, one with en-suite, a shower room and a bathroom. The property has the benefit of a mixture of solid concrete and suspended timber floors, uPVC double glazing and gas central heating.

Externally, the property has the benefit of a substantial wrap-around garden that is mainly laid to lawn, a heated outdoor swimming pool and a fenced and gated hard court tennis court/basketball court.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the

| Area         | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 22993          | 2,475           |
| First Floor  | 166.44         | 1,792           |
| Outbuildings | 193.77         | 2,086           |
| Total GIA    | 590.14         | 6,353           |

Services

We understand that mains services are available and connected to the property.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has had a change of use from C3 Dwelling house to F1(a) learning and non-residential institutions for the creation of a SEND autism school for primary school aged children in accordance with the Town and Country Planning Act 1990.

The site may be suitable for further development and alternative uses, subject to obtaining the relevant planning consent.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Tenure

The freehold interest of the property is available to purchase.

Freehold Title No. LT146082

Energy Performance Certificate

Available upon request.

Price

We are seeking offers in the region of **£1,550,000** (One Million, Five Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.

VAT

The property has not been elected for VAT.

Legal Costs

Each party to bear their own costs incurred during the transaction.

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Viewing

Viewings are by appointment only through the sole agents, Eddisons:

Aman Verma

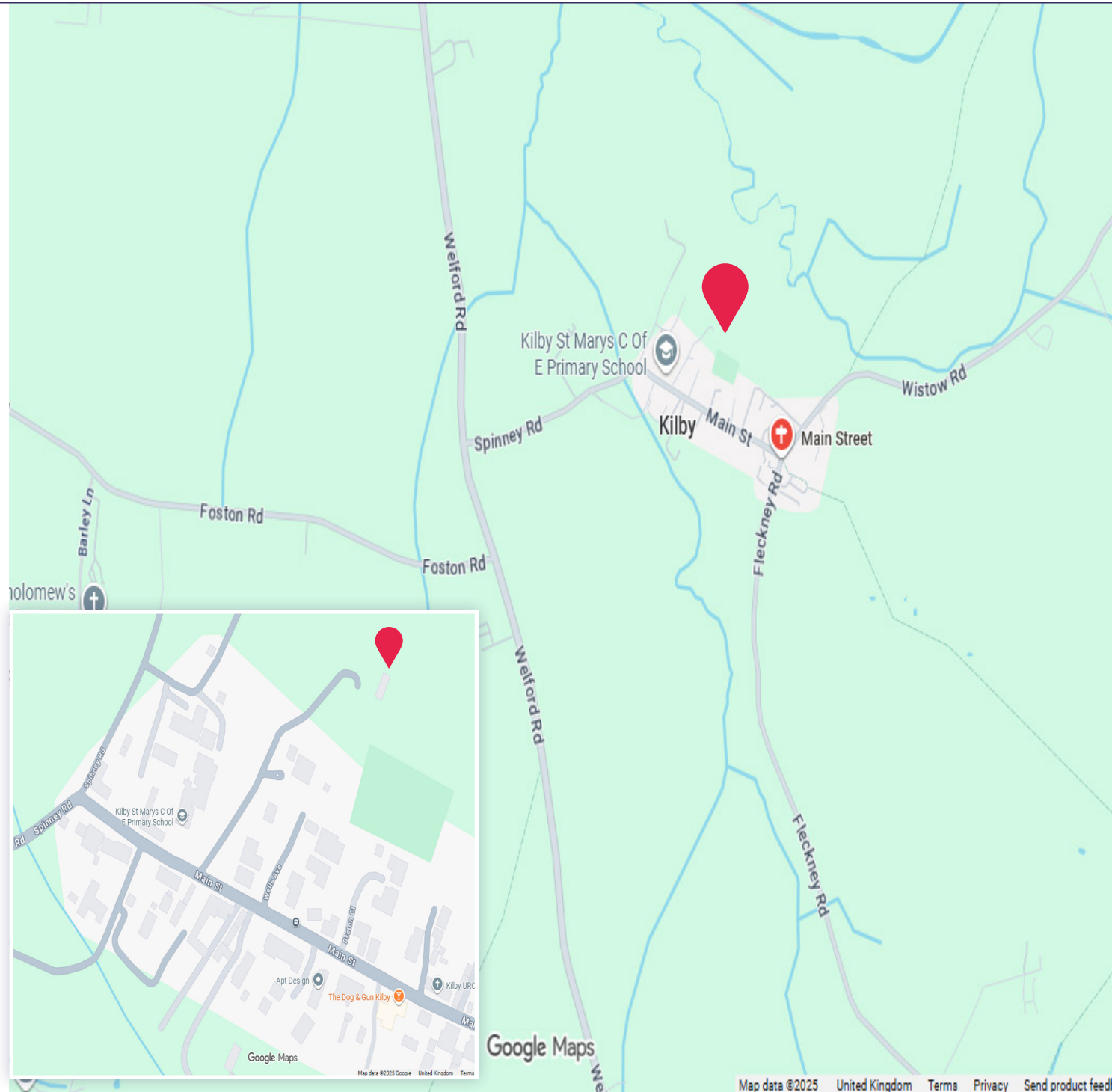
Aman.Verma@eddisons.com

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## Location

Kilby is a small South Leicestershire village and a Civil Parish in the Blaby District of Leicestershire, approximately 6.1 miles south east of Leicester city centre. Surrounding villages include Countesthorpe, Fleckney, Newton Harcourt, Wistow and Arnesby, all within a 2.5 miles radius. Additionally, Kibworth, Great Glen and Market Harborough are also nearby and provide a wide variety of amenities, offering popular food and beverage destinations together with prevalent retailing options. The village itself occupies a population of circa 270 according to the 2011 census and is located off the main A5199 Welford Road and comprises a primary school, church, public house and a public park.

The property is located on the northeast side of Main Street in Kilby, adjacent to Kilby St Marys Church of England Primary School, and set back behind Wells Avenue, having the benefit of a private drive accessing the property. Main Street is located in-between its junctions with Spinney Road and Wistow Road, both of which provide direct links to other surrounding villages together with major arterial routes via the A5199 and A6 which both provide easy access to other major towns and cities.





Kilby, Wigston, UK



Spinney Rd

St Marys C of  
Mary School













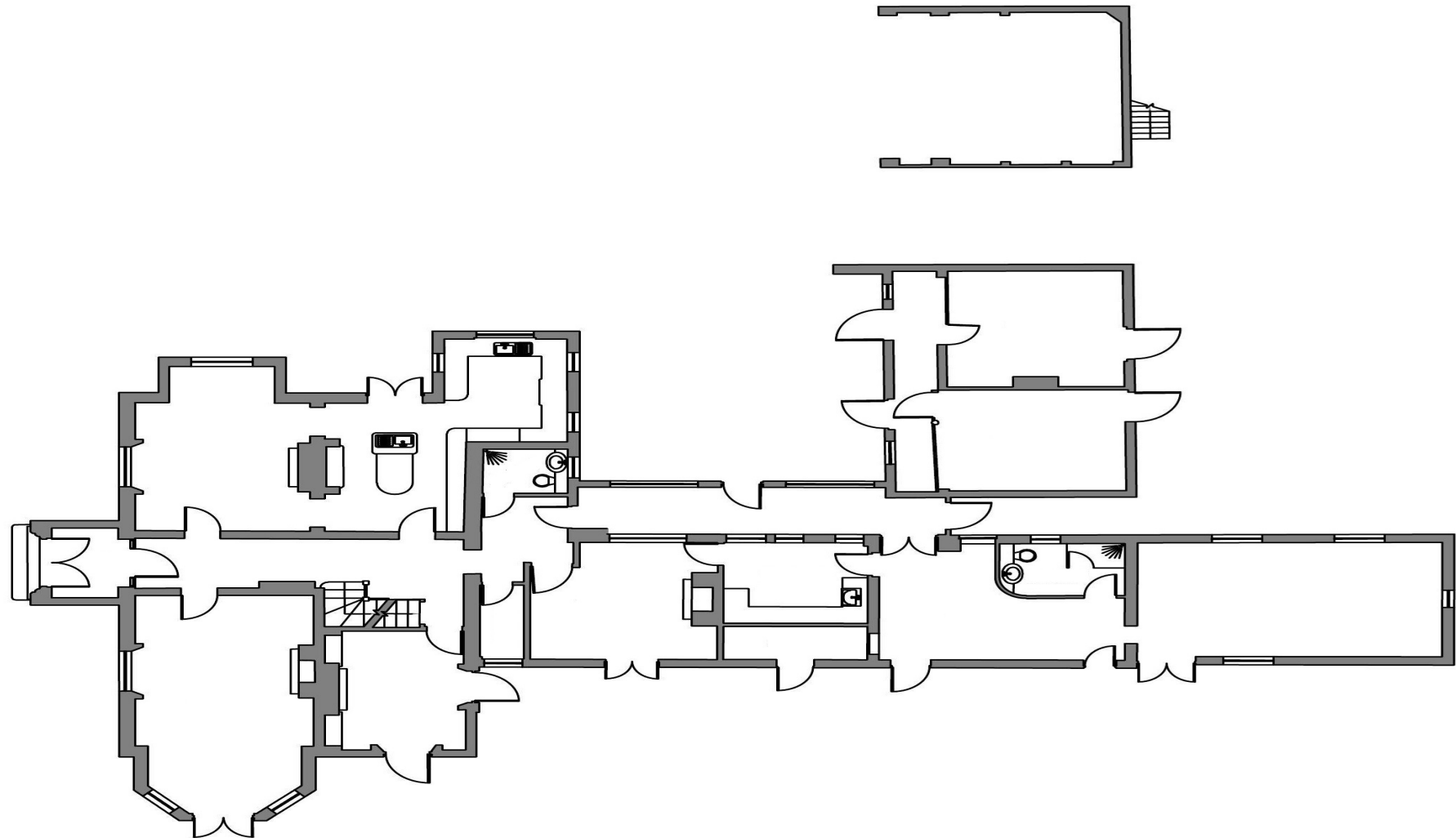








## Ground Floor





First Floor

