

BEST BIDS – 18TH JULY 2024 BY 12NOON



Inglewood House, Stoughton Drive South, Oadby, Leicester, Leicestershire LE2 2NF

An Outstanding Residential Opportunity

- ▶ **Total GIA: 5,477 sq ft (508.82 sq m)**
- ▶ **Of interest to developers and owner occupiers**
- ▶ **Located opposite the Botanical Gardens**
- ▶ **Further information available upon request**

For enquiries and viewings please contact:



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Location

Inglewood House lies within an elegant suburban setting on Stoughton Drive South, within the premier residential enclave of Knighton and the Oadby Hill Top and Meadowcourt Conservation Area.

The area is characterised by similar type properties that date back to the early 1900s, to produce a quite unique environment. Boutique retail facilities are available nearby on Francis Street and Allandale Road, whilst more general shopping is available in Oadby, and Leicester city centre is only 4 miles away to the north via London Road.

Road communications are excellent, with London Road (A6) being one of the main arterial routes into and out of the city to the south, whilst the adjacent ring road provides a direct route down to the M1 / M69 motorway interchange at Fosse Retail Park.

Description

Inglewood House is a substantial and imposing mansion house that is constructed in brickwork, with timber frame windows under a tile roof. The internal layout provides for a large number of living rooms, together with similar accommodation at first floor that all have an excellent aspect out over the adjacent gardens.

The property stands within very attractive grounds with lawned areas and mature borders.

Accommodation

	Sq M	Sq Ft
Main House	508.82	5,477
Total	508.82	5,477

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

Inglewood House lies within the Oadby Hill Top and Meadowcourt Conservation Area, and whilst originally a private dwelling, has been used for many years to provide student accommodation. Planning advice, that is available on request, has been sought from Oadby and Wigston Borough Council, who have confirmed that in principle, a change of use to a single family dwelling is likely to be the most acceptable alternative, with the retention of the gardens in their current state, as outlined on the overleaf site plan.

Interested parties are advised to discuss options with the agent in the first instance, should alternative uses be considered appropriate.

Proposal

The disposal of Inglewood House offers a significant opportunity, with interest being sought from occupiers and developers who would wish to sensitively and aesthetically deal with the refurbishment of the main house.

The extent of the house and grounds to be disposed of is outlined on the plan with these details.

Price

The freehold interest is available for a purchase price of £1,150,000.

VAT

VAT will not be applicable to the purchase price.

EPC

The premises have an EPC assessment of: C 64

Legal Costs

Each party is to bear their own legal costs incurred.

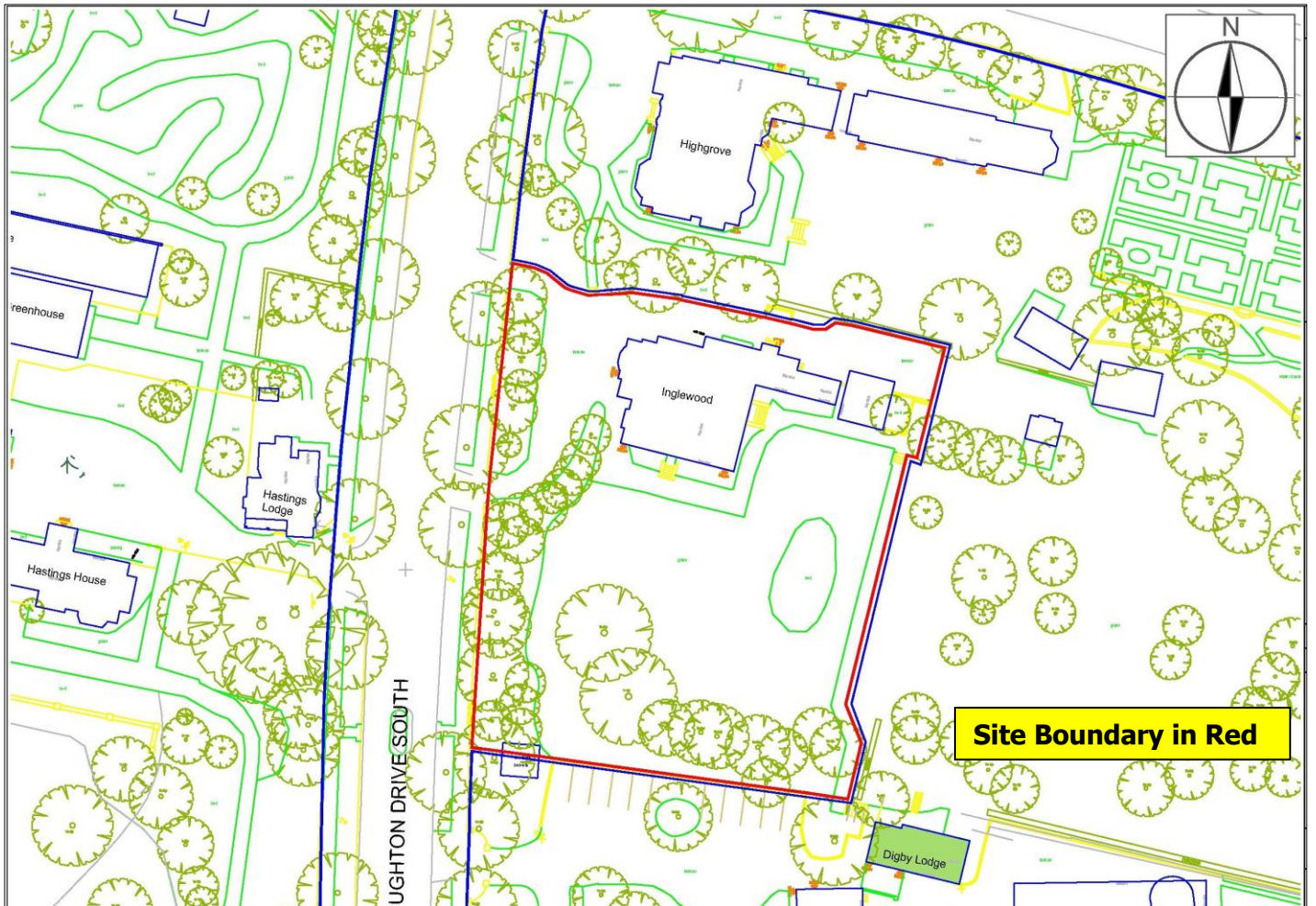
Viewings

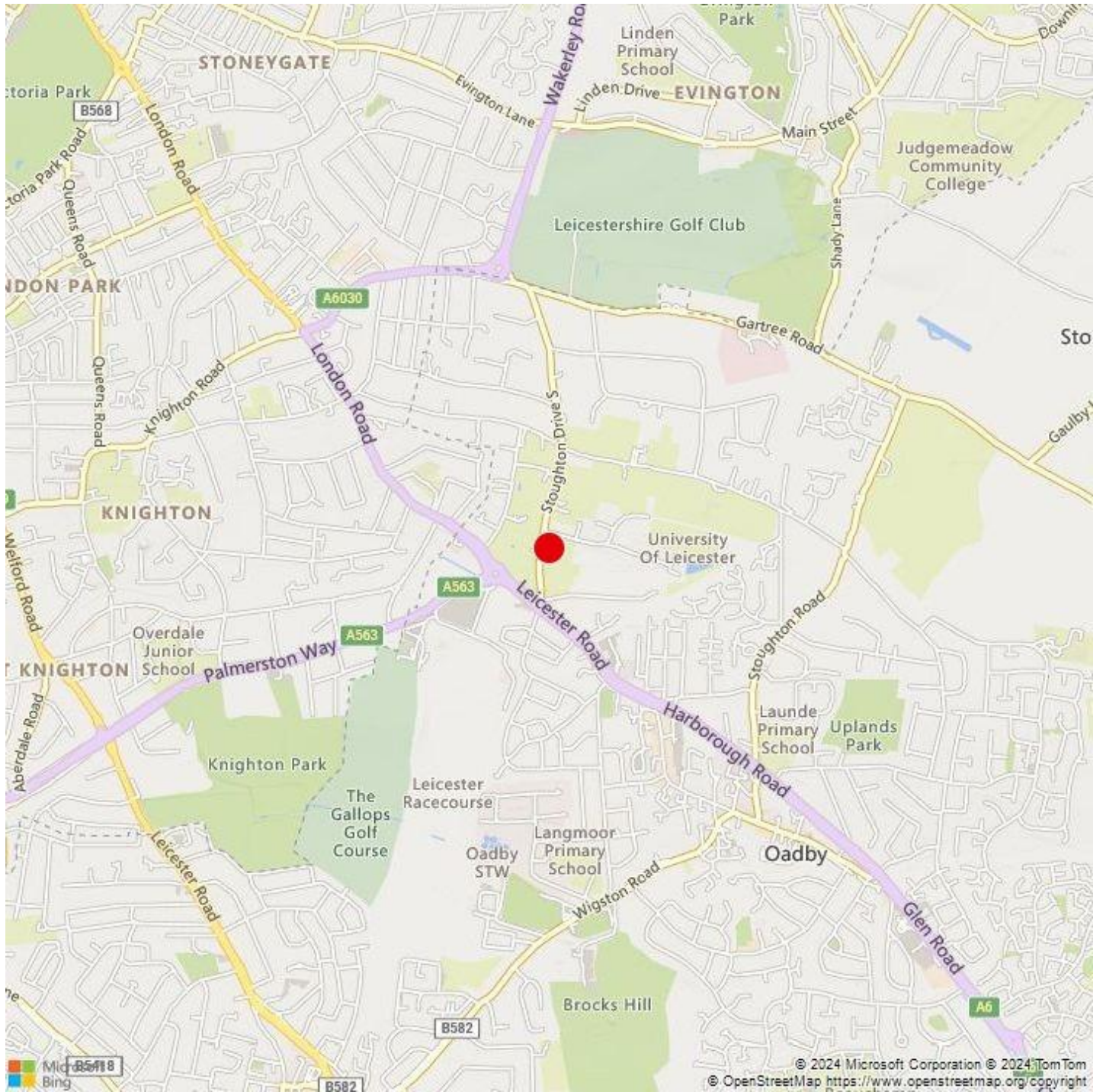
Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 01-July-2024





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