

BEST BIDS – 18TH JULY 2024 BY 12NOON



Highgrove, Stoughton Drive South, Oadby, Leicester, Leicestershire LE2 2NF

An Outstanding Residential Opportunity

- ▶ Total GIA: 7,573 sq ft (703.55 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

Highgrove lies within an elegant suburban setting at the junction of Stoughton Drive South and Southmeads Road within the premier 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, 1 mile away to the south. 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

Highgrove is a substantial and imposing mansion house that is constructed in a mixture of brickwork and stone mullioned 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.

To the rear at ground floor level is an additional and attached building, offering the potential for on site garaging / stores or further development / conversion.

The property stands within very attractive grounds with lawned areas, mature borders, with the significant feature of the "Secret Garden".

Accommodation

	Sq M	Sq Ft
Main House	564	6,071
Adjacent Out Buildings and Summer House	139	1,496
Total	703.5	7,573

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

Planning

Highgrove 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 use, with the retention of the gardens in their current state.

Proposal

The disposal of Highgrove 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 attached.

In view of the positive planning advice received from the Local Authority, it is proposed that the sale be dealt with on an unconditional basis, although conditional offers subject to planning will be considered on its merits.

Price

The freehold interest is available at a purchase price of £1,550,000.

VAT

VAT is not applicable to the purchase price.

EPC

An EPC will be provided.

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.

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