



**Digby House and Lodge, Stoughton Drive South, Oadby, Leicester,
Leicestershire LE2 2NB**

An Outstanding Residential Opportunity

- ▶ **Total GIA: 10,983 sq ft (1,020.35 sq m)**
- ▶ **Of interest to developers and owner occupiers**
- ▶ **May be suitable for alternative commercial uses (STP)**
- ▶ **Further information available upon request**

For enquiries and viewings please contact:



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Location

Digby House and Lodge lies within a high quality 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

Digby House is a substantial and imposing mansion house, standing on a site of approximately 2 acres. The building is constructed in brickwork, with stone mullioned windows under a slate roof. Whilst used to provide student accommodation for many years, the internal layout provides for a large number of potentially elegant living rooms at ground floor, together with similar accommodation at first and second floor that all have an excellent aspect out over the adjacent gardens that run down to Meadowcourt Road.

An adjacent building known as Digby Lodge provides further living accommodation over two floors.

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

Accommodation

	Sq M	Sq Ft
Main House	913.4	9,832
Digby Lodge	106.9	1,151
Total	1,020.3	10,983

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

Planning

Digby House lies within the Oadby Hill Top and Meadowcourt Conservation Area and is a locally listed property. Whilst originally a private dwelling, it 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 or conversion to apartments is likely to be the most acceptable use, with the retention of the gardens in their current state. Interested parties wishing to consider alternative more commercial uses, are advised to speak with Oadby and Wigston Borough Council on 0116 288 8961.

Proposal

The disposal of Digby House and Lodge 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 property.

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 property is available to be purchased on a freehold basis for £2.1m.

VAT

VAT is not applicable to the purchase price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC will be provided.

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: 08-Jul-2024



