



## FOR SALE

DETACHED PROPERTY AND  
ALLOTMENT PLOTS

October House, 2 Spring Gardens,  
Sapcote, LE9 4DX

For Sale by Informal Tender

★  
Tender Date Friday 13 March 2026

★  
Tenders Invited for the Whole Property  
and/or Individual Plots

★  
Sought after village location  
★  
Property in need of modernisation



## LOCATION

The subject property is located on Spring Gardens, off Grace Road, on the fringe of Sapcote village. Spring Gardens itself comprises two tracks, one of which is a part surfaced grass track and the other is a gravel track.

Sapcote is a medium sized village situated in Leicestershire located approximately 5km to the East of Hinckley. Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

## DESCRIPTION

FOR SALE BY INFORMAL TENDER - TOTAL SITE AREA 1.48 ACRES (0.6 HA). October House comprises two former cottages which have been combined to form a three-bedroom detached dwelling on a plot of approximately 0.221 acres (0.09 ha). The property is of solid brickwork constructions surmounted by a pitched tiled roof. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, Dining Room, Breakfast Room, Kitchen, Lobby and Bathroom. First Floor: Landing and three Bedrooms. Externally, there are sizeable gardens to the rear and a car parking space and small enclosed garden to the front elevation.

The plots briefly comprise the following:

Plot 1 - allotment plot of 0.113 acres (0.046 ha).  
Plot 2 - allotment plot of 0.116 acres (0.047 ha).  
Plot 3 - allotment plot of 0.115 acres (0.047 ha).  
Plot 4 - allotment plot of 0.113 acres (0.046 ha).  
Plot 5 - allotment plot of 0.097 acres (0.039 ha).  
Plot 6 - allotment plot of 0.129 acres (0.052 ha).  
Plot 7 - allotment plot of 0.344 acres (0.139 ha).  
Plot 9 - allotment plot with agricultural building of 1,130 sq ft (105.0 sq m) erected thereon of steel portal frame construction with a solid concrete floor, two roller shutter access doors and 2.4m eaves height.  
Plot 10 - allotment plot of 0.117 acres (0.047 ha) with lapsed planning consent for a four-bedroom residential dwelling.

## ACCOMMODATION

In more detail, the accommodation comprises the following:

October House	3 bedroom detached dwelling
Plot 1	0.113 acres (0.046 ha)
Plot 2	0.116 acres (0.047 ha)
Plot 3	0.115 acres (0.047 ha)
Plot 4	0.113 acres (0.046 ha)
Plot 5	0.097 acres (0.039 ha)
Plot 6	0.129 acres (0.052 ha)
Plot 7	0.344 acres (0.139 ha)
Plot 9	1,130 sq ft (105 sq m)
Plot 10	0.117 acres (0.047 ha)

## SERVICES

October House - we understand mains electricity, water and drainage are connected to the subject property. There is no fixed heating at the property.

Plots - We understand that there are no mains services connected to any of the allotment plots (including to the agricultural building erected on Plot 9).

## OVERTAGE

The property and land is being offered subject to an overage provision, which will entitle the seller to 50% of the uplift in value deriving from planning permission for additional dwelling(s), for a period of 25 years from date of sale.

## TENURE

The property is offered for sale by Informal Tender, with a guide price of £500,000. Informal Tenders may be submitted for the whole property and/or individual plots.

Offers in writing must be sent by 12 noon on Friday 13 March 2026 to our offices as follows:

Ward Surveyors Ltd  
20 Station Road

Hinckley  
Leicestershire  
LE10 1AW

Envelopes must be sealed and must be marked Informal Tender October House.

The details of the offer must include the following:

1. The name, address and daytime telephone number of the party making the offer.
2. The amount of the offer in words.
3. The name and address of the solicitors who will act on the prospective purchasers behalf if they are successful.
4. Confirm that the prospective purchaser has the funds to proceed to an exchange of contracts within four weeks of receiving a contract from the vendor's solicitors.

Prospective purchasers should note that the vendor reserves the right not to accept the highest, or any, offer made.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

October House - to be supplied  
Plot 9 - not required.

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: [info@wardsonline.co.uk](mailto:info@wardsonline.co.uk).

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

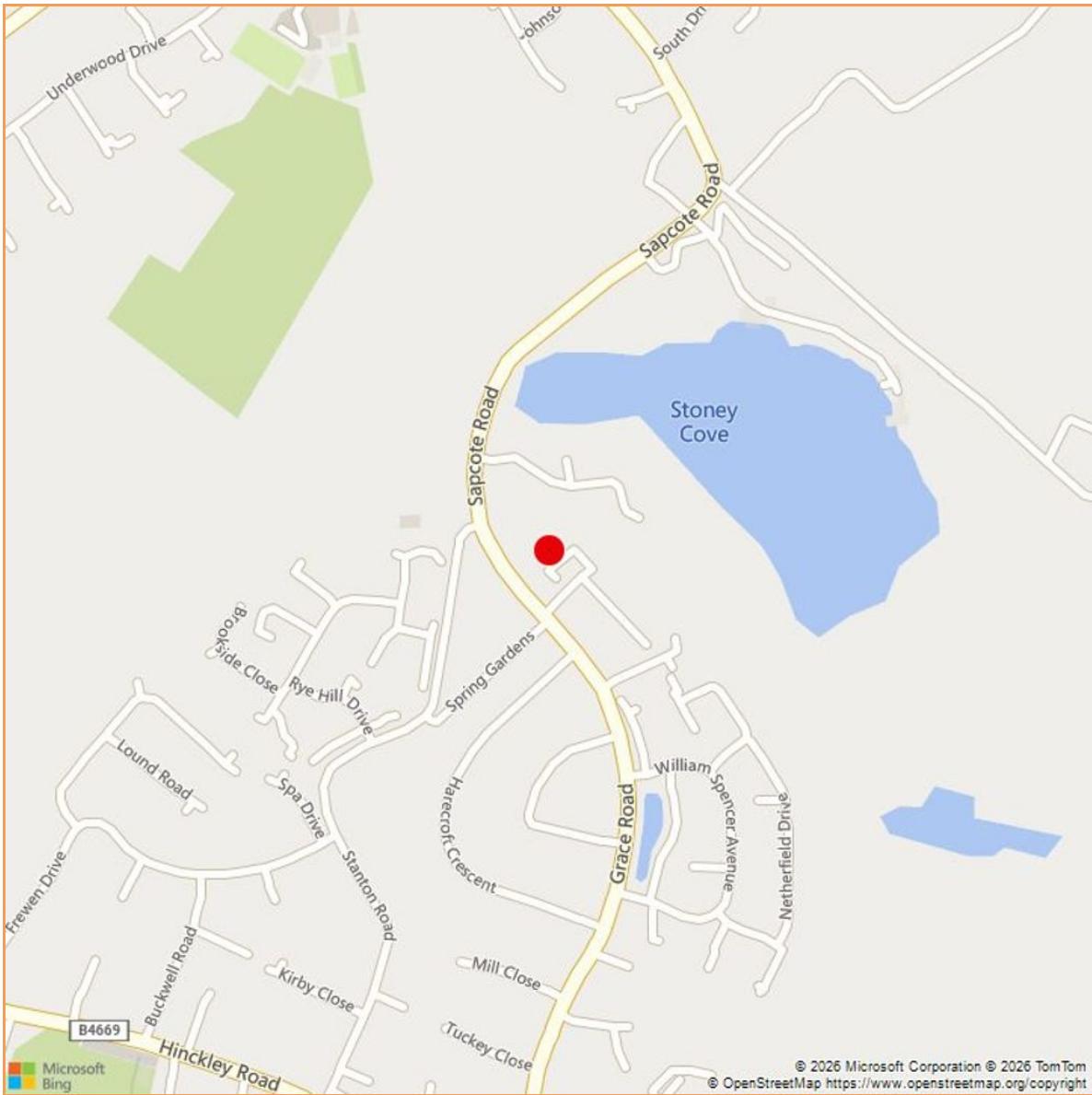
None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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