



STONEY STANTON CHURCH HALL, CHURCH STREET, STONEY STANTON, LE9 4DA

GUIDE PRICE: £125,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A RARE OPPURTUNITY TO ACQUIRE A CHURCH HALL BUILDING AND SURROUNDING GROUNDS WITH POTENTIAL FOR RE-DEVELOPMENT OR CHANGE OF USE (SUBJECT TO PLANNING).

BEST AND FINAL OFFERS TO BE RECEIVED BY 12 NOON on MONDAY 9TH JANUARY 2023

PLEASE CALL THE RURAL DEPARTMENT TO REGISTER INTEREST

DESCRIPTION

An opportunity to acquire a detached church hall and surrounding grounds with excellent development potential for a range of uses (STPP). The building is situated within the centre of the site and is constructed from prefabricated asbestos panels situated on a concrete base. The building and surrounding grounds backs on to the disused Stoney Stanton Quarry.

The plot extends to approximately 0.11 acres, with direct access onto Church Street, Stoney Stanton.

In brief, the Church Hall provides the following accommodation:

Ground Floor:
Main hall area with sink/worktop space
W.C. X2

Outside:
Surrounding gardens with a range of timber storage sheds and shelter building.

The gross internal floor area (GIA) is approximately 65.1 sq.m.

LOCATION

The Church Hall is located within the village of Stoney Stanton, South Leicestershire.

Stoney Stanton has a range of facilities including a village primary school, local Cooperative store, a range of public

houses and takeaway facilities. Additional services and facilities including secondary education provisions can be found at the neighbouring settlements of Earl Shilton and Broughton Astley.

Hinckley Town Centre is located six miles to the west and Leicester City Centre is located ten miles to the north, where a large range of services, facilities and transport connections are located.

An accurate location can be found using the following What3Words location: [///ordeals.deeper.frosted](#)

TENURE

The property is held Freehold with vacant possession available upon completion.

FIXTURE AND FITTINGS

The Church Hall is to be sold with all fixtures and fittings that are currently present.

SERVICES

The property is believed to be connected to mains electric, water and sewage. No investigations have been undertaken to establish the condition of these connections.

PLANNING

The Church Hall is located within Blaby District Council. All interested parties should undertake their own enquiries.

METHOD OF SALE

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Guide Price: £125,000

EPC

Rating: E - 107

LOCAL AUTHORITY

Blaby District Council,
Council Offices,



Desford Road,
Narborough,
Leicestershire,
LE19 2EP

RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoing which the Purchaser will be liable for.

VAT

In the event that any part of the property is subject to VAT this will be payable by the purchaser in addition to the purchase price.

VIEWINGS

Strictly by appointment with the selling agent.

Please contact Edward Higgins of the Andrew Granger Rural Department to arrange your viewing today.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

FURTHER INFORMATION

If you require any further information, please contact:

Edward Higgins BSc (Hons)
Andrew Granger & Co, 44-46 Forest Road, Loughborough,
LE11 3NP

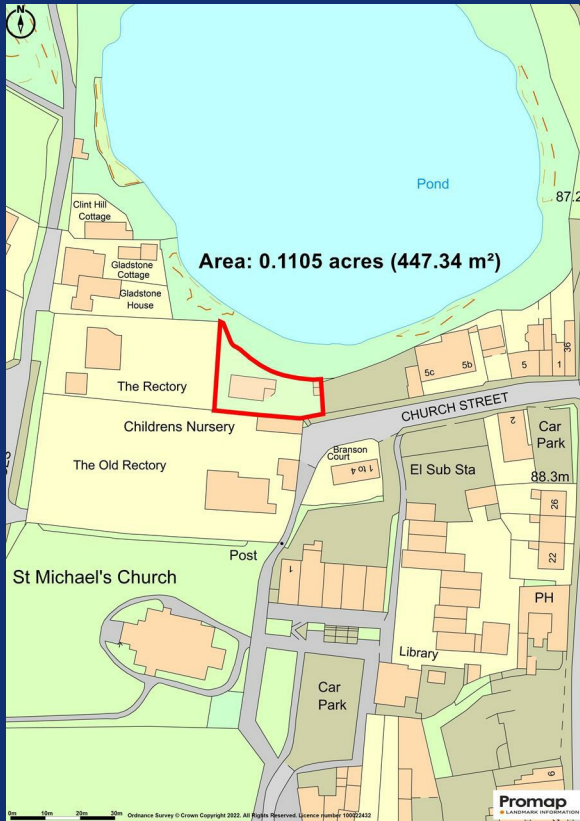
Tel: 01509 243720

Email: edward.higgins@andrewgranger.co.uk

The photographs within these particulars were taken in August 2022



PLAN



LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-
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propertyprofessionals@andrewgranger.co.uk

Call 01509 243 720

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