

# Sturgis Snow and Astill

## FOR SALE

### REDUNDANT CHURCH BUILDING

MAIN STREET  
KILBY  
BLABY  
LE18 3TD



- Attractive redundant Church building
- Net Internal Floor Area approx. 132 sqm (1,421 sqft)
- Plot size 0.6 Ha. (0.14 acres)
- Attractive village centre location
- Potential for conversion to a variety of uses including residential and offices, subject to planning
- Offers invited over £300,000  
Subject to Contract



Sturgis Snow and Astill LLP  
98 New Walk  
Leicester LE1 7EA

#### Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

Tel: 0116 2555 999

Fax: 0116 2542 445

Email: [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)

Web: [www.sturgis-snowandastill.co.uk](http://www.sturgis-snowandastill.co.uk)

# Sturgis Snow and Astill

## **SITUATION**

The property stands on the south side of Main Street at the centre of the appealing village of Kilby approximately 2 miles to the south of Wigston and less than 6 miles to the south of Leicester city centre; Market Harborough is about 8 miles to the south-east.

## **DESCRIPTION**

The property comprises a detached purpose-built, in 1922, single storey church building of attractive stone elevations beneath a pitched tile covered roof.

It has a frontage to Main Street of approximately 19m (62ft) being set back from it behind an attractive stone wall and has a plot depth of approximately 31m (102ft). It benefits from a well landscaped garden to the side.

## **ACCOMMODATION**

The accommodation, which benefits from full double glazing, is arranged as follows (all areas are approximate):

**Entrance lobby** 3.91 sqm (42 sqft) with brick floor and accessed via double timber doors above external steps

**Second entrance lobby** 3.91 sqm (42 sqft) with brick floor and also accessed via double timber doors at the top of external stone steps

**Store** 4.72 sqm (51 sqft) with brick floor.

**Sanctuary** 93.50 sqm (1,006 sqft) with a maximum ceiling height of 4.94m (16ft 2in) with timber boarded floor, suspended electric heaters.

**Meeting Room** 18.55 sqm (200 sqft) with linoleum and part carpet tile floor coverings, wall mounted electric radiator, ceiling mounted fluorescent light fitting, serving hatch to kitchen.

**Kitchen** 6.97m (75 sqft) with single drainer stainless steel sink unit, fitted floor and wall cupboards, part tiled walls, wall mounted electric heater, linoleum covered floor, ceiling mounted fluorescent light fitting, serving hatch to meeting room, UPVC double glazed door opening to side garden.

**Toilets** to the rear off a separate lobby, which itself has a UPVC double glazed door opening to the rear, with ramped access to it are two toilets, one of which is suitable for disabled use.

## **TENURE**

Freehold with vacant possession.

## **PRICE**

Offers are invited over **£300,000** subject to contract.

## **PLANNING**

Subject to planning it is considered that the property lends itself for conversion to a variety of uses including residential and offices.

## **N.B.**

It will be a requirement that the memorial plaque to John Langham on the front wall is to remain undisturbed.

## **SERVICES**

We understand that the property is connected to all mains services with the exception of gas, but please note that we have not tested any of the services or installations.

## **VAT**

VAT will not be payable in respect of this transaction.

## **COSTS**

Each party to bear its own costs.

## **STAMP DUTY LAND TAX**

Potential purchasers are advised to seek advice in respect of liability to stamp duty land tax.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant

## **VIEWING**

Strictly by arrangement with:

**Sturgis Snow and Astill**  
**98 New Walk**  
**Leicester**  
**LE1 7EA**  
**Tel: (0116) 2555999**  
**Fax: (0116) 2542445**

**e-mail: [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)**

SUBJECT TO CONTRACT

Reference: DGS

## **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **HEALTH AND SAFETY**

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

## **PROPERTY MISDESCRIPTIONS ACT**

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.