



Hastings House, Stoughton Drive South, Oadby, Leicester, Leicestershire LE2 2NE

An Outstanding Residential Opportunity

- ▶ **Of Interest to Developers and Owner Occupiers**
- ▶ **Located within the Botanical Gardens**
- ▶ **Further Information Available on Request**
- ▶ **Purchase price: £1,750,000**

For enquiries and viewings please contact:



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Location

Hastings House lies within an elegant suburban setting at the junction of London Road and Stoughton Drive South within the premier enclave of Knighton and the Oadby Hill Top and Meadowcourt Conservation Area.

The area is characterized by similar type properties, that date back to the early 1900s, many now occupied by the University of Leicester to provide a quite unique environment. Boutique retail facilities are available on Francis Street and Allandale Road, whilst more general shopping is available in Oadby nearby and 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 junction at Fosse Retail Park.

Botanic Garden

The property lies within superb gardens that overall form part of the University of Leicester Botanic Garden, providing an extraordinary setting for the house.

Description

Hastings House was built in 1902 in typical Arts and Crafts vernacular revival style in a mixture of brick and stone under a plain tile roof to provide a substantial and impressive mansion house. The interior has a loose Jacobean style with an internal layout that provides for a large number of living rooms and ancillary areas at ground floor level together with 8 former bedrooms at first and further accommodation on second floor level. The majority of these rooms have in recent years been used to provide for independent student accommodation with separate bathroom facilities.

At the entrance into the site from Stoughton Drive South lies Hastings Lodge, that is built similarly and provides for additional accommodation. To the rear of main house lies the former stable block that has in recent years been used for educational purposes.

Attractive gardens are laid out in front of the property that are overlooked from a stone terrace. To the rear of Hastings House lie two large glass houses that will also be included within the sale.

Accommodation

	Sq M	Sq Ft
Main House	837.2	9,012
Former Stable Block	256.4	2,760
Hastings Lodge	97	1,044
Total	1,190.6	12,816

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

Planning

Hastings House is Grade II Listed and lies within the Oadby Hill Top and Meadowcourt Conservation Area. The property has been used historically to provide student accommodation together with ancillary teaching space. Planning consent has recently been granted to enable a change of use from student and educational use to use as a single family dwelling, together with demolition of the green house that is the closest to the main house and the erection of a new boundary fence. The fence will be undertaken prior to completion by the Vendor.

The extent of the site is clearly outlined on the plan within this document.

Whilst the current form of Hastings House and gardens that are to be sold are important and sensitive from a future planning perspective, the main house together with ancillary buildings may be suitable for a variety of different residential or commercial uses, subject to planning consent. It should be noted however that the Vendor would prefer to contract on an unconditional basis.

Initially, interested parties are advised to discuss options with the agents.

Services

All main services are connected to the property. Interested parties should make enquiries of the relevant utility companies to discuss future capacity requirements.

Tenure

It is the intention to dispose of the freehold interest in this part of the overall site.

Price

Offers are invited for the benefit of this almost unique opportunity in this location, with a guide price of £1,750,000.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC is not required as the building is Grade II listed.

Viewings

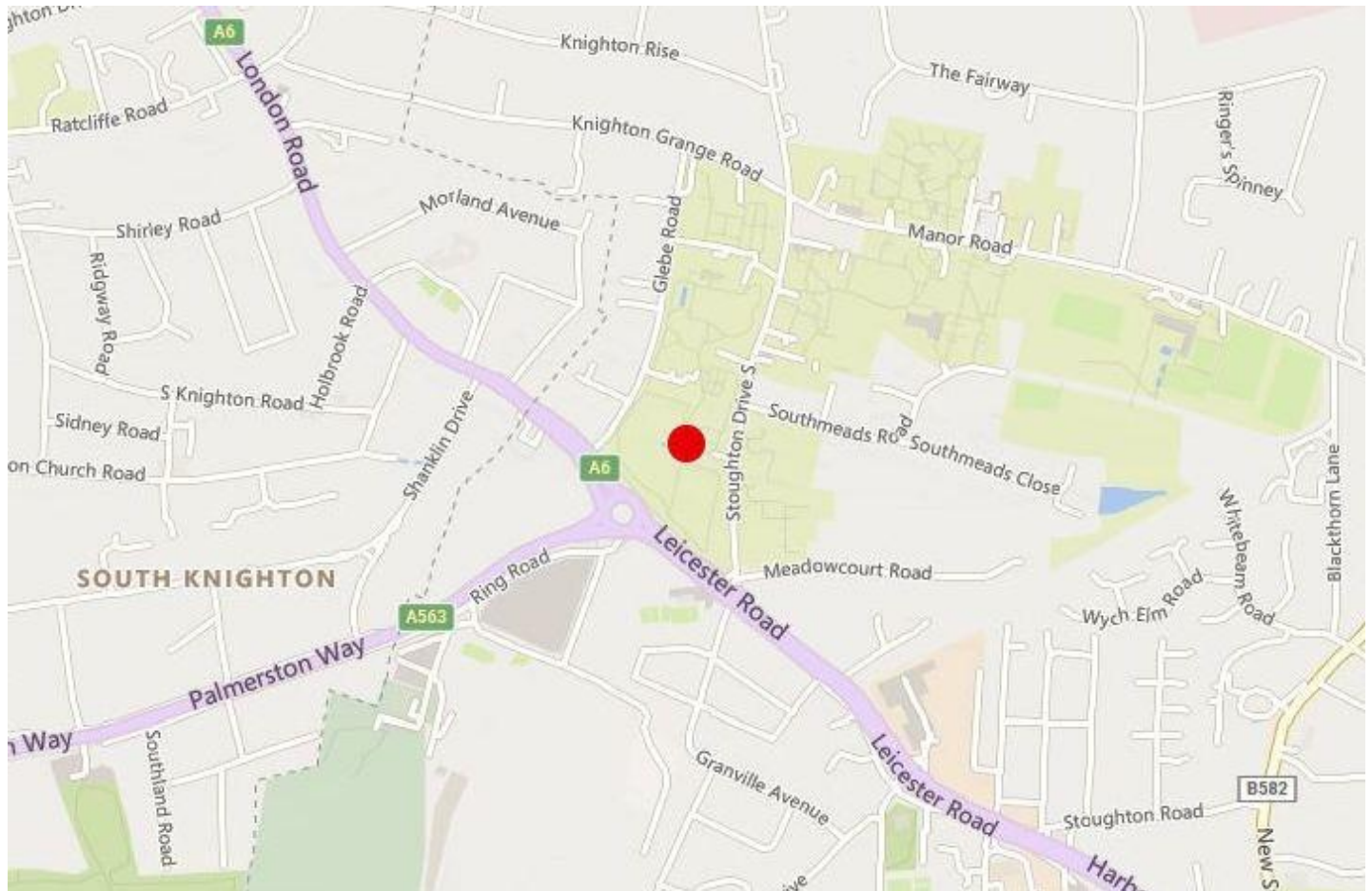
Viewings are by appointment with sole agents Innes England

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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