



The Knoll, Glebe Road, Oadby, Leicester LE2 2LD

An Outstanding Commercial Opportunity

- ▶ **Destination restaurant / boutique hotel (STP)**
- ▶ **Total GIA: 13,401 sq ft (1,245 sq m)**
- ▶ **Set within the Oadby Botanical Gardens**
- ▶ **Terms and further information available upon request**

For enquiries and viewings please contact:



Peter Doleman
0116 255 5455
pdoleman@innes-england.com



Aman Verma
07866 264118
averma@innes-england.com

Location

The Knoll lies within an elegant suburban setting at the junction of London Road and Glebe 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, many now occupied by the University of Leicester to provide a quite unique environment. Speciality 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 Knoll lies within superb gardens that overall form part of the University of Leicester Botanic Garden, providing an extraordinary setting for the property and to which access is available.

Description

The Knoll is a Grade II listed property, built in 1907 in typical Jacobean style in a mixture of brick and stone under a slate roof to provide a substantial and impressive mansion house. The interior has a similar 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.

Adjacent to the main property lies a former stable block and coach house that provide ancillary accommodation and stores.

Accommodation

	Sq M	Sq Ft
Main House	1,133.1	12,197
The Knoll Garage	64.5	694
Former Stable Block	47.4	510
Total	1,245	13,401

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

Services

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

Planning

The Knoll 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, although there is presently no specific planning use.

Whilst the current form of The Knoll and gardens that are to be let are important and sensitive from a future planning perspective, the main house together with ancillary buildings are suitable for a variety of different commercial uses, subject to planning consent from Oadby and Wigston Borough Council.

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

Proposal

The disposal of The Knoll offers a significant opportunity to the commercial market and interest is sought from occupiers and developers who would wish to sensitively and aesthetically deal with the refurbishment of the main house and outbuildings to provide a destination boutique hotel, restaurant or other commercial venture.

Tenure / Lease

It is proposed to deal with this disposal on the basis of a longer term occupational lease for a term to be agreed.

Business Rates

To be assessed.

Rent

Upon application.

VAT

VAT is not applicable to the building at present.

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

Date Produced: 13-Apr-2026



