

**Thursday, 12 December 2024**

**RE: Old Crown Inn, 46 Moat Street, Wigston, Leicestershire, LE18 2GD**

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Friday, 20 December 2024**.

The following information will be required if you wish to submit an offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

**In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.**

*Please note that our client is not obliged to accept the highest offer or indeed any offer.*

## FOR SALE FREEHOLD – GUIDE PRICE: £295,000 + VAT OLD CROWN INN, 46 MOAT STREET, WIGSTON, LEICESTERSHIRE, LE18 2GD



- Character property located around a 10 minute walk from the centre of Wigston
- Traditional wet led public house with two trading rooms and a manager's flat upstairs
- Benefits from having a detached function room previously used as a skittles alley
- Indicative residential scheme for two detached houses on part of the site
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers, builders and investors

## Location

Wigston is a historic market town approximately 5 miles south of Leicester city centre. It is well connected by road, particularly via the A5199 and B582, linking it to Leicester and various neighbouring towns and villages. South Wigston railway station provides easy access to Leicester, Nuneaton and Birmingham, making this area a popular place to live for commuters. Wigston has in the region of 33,000 residents.

The Old Crown Inn occupies a prominent location fronting Moat Street (B582) and it benefits from having rear pedestrian access off Blunt's Lane. The pub is around a 10 minute walk from Wigston town centre. Nearby properties include residential dwellings, care homes and the historic All Saints Church.

## Property Description

The Old Crown is a two storey detached property of brick construction with painted elevations under a pitched tiled roof, with later additions. Additionally, there is a single storey detached building of brick construction under a flat roof which is located to the right hand side of the car park.

## Accommodation

The ground floor comprises of a main bar with a central servery and a separate snug with an interlinking games room for pool and darts.

Ancillary areas include customer WC's, basement beer store and storage areas.

The private living accommodation is situated across the first floor and comprises of two double bedrooms, lounge, kitchen, office and bathroom.

Externally there is a grass beer garden to the front and a covered trade terrace to the rear which is also used as a smoking solution. The pub has car parking for around 15 vehicles.

The detached outbuilding has previously been used as a function room and a skittles alley. It benefits from having a kitchenette and can accommodate in the region of 50 people.

The property's ground floor Gross Internal Area is around 1,700 square feet (excludes the function room) and it sits on a plot size amounting to circa 0.391 of an acre.

## Tenure

Freehold. The property is held under Title Number LT329889 and the Title Plan is included on page 6.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed, but it is located within the All Saints' Conservation Area. For further information please contact the local authority.

## Indicative Scheme

The site has development potential and an indicative scheme for 2 detached dwellings has been drawn up to show interested parties a potential scheme (STP). Please note that the scheme plan is indicative only and interested parties should make their own enquiries regarding the potential for development on site. The indicative scheme plan is shown on page 5.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

The licensing hours permit the sale of alcohol as follows:

Monday to Thursday	10:00 - 01:00
Friday & Saturday	10:00 - 02:00
Sunday	12:00 - 00:00

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £8,000 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

The property has an EPC rating of Band D. A copy is available upon request.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: George Walker  
Tel: 07359 213606  
Email: george@wtsccommercial.co.uk







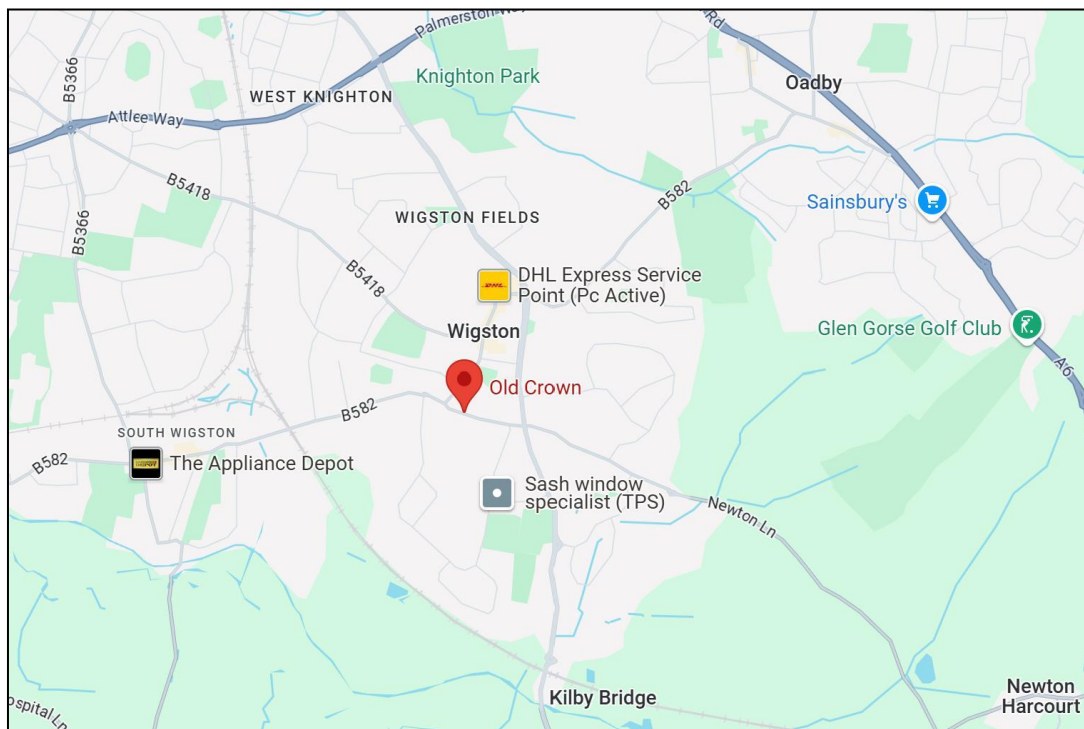


The site plan shows a development area bounded by Blunts Lane to the north and Moat Street to the south. The plan includes several key features and proposed structures:

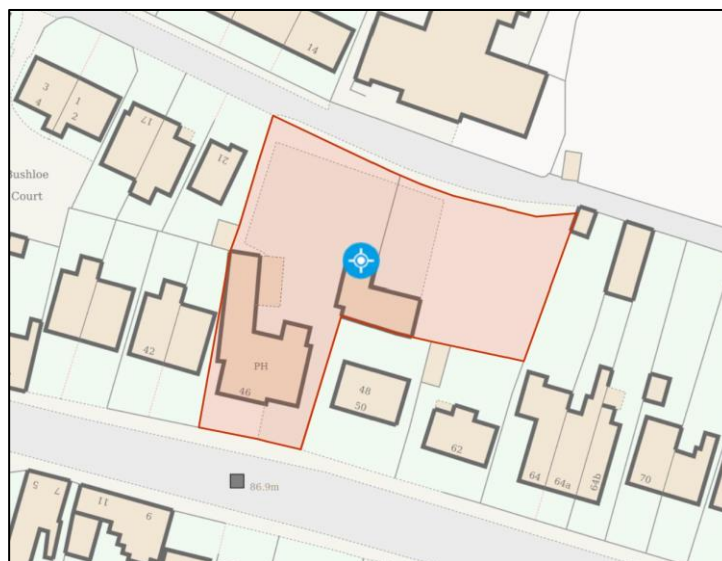
- Plot 1:** A green-shaded area on the right side of the plan, containing a proposed 1800m C/B fence and a building labeled "PROPOSED 1800M C/B FENCE".
- Plot 2:** A yellow-shaded area in the center, containing a proposed 1800m C/B fence and a building labeled "PROPOSED 1800M C/B FENCE".
- Existing Features:**
  - THE OLD CROWN INN:** A large blue-shaded area on the left side of the plan.
  - SKITTLES:** A blue-shaded area located between Plot 1 and Plot 2.
  - BLUNTS LANE:** The road running along the top of the site.
  - MOAT STREET:** The road running along the bottom of the site.
- Proposed Structures:**
  - PROPOSED 1800M C/B FENCE:** Two buildings, one in Plot 1 and one in Plot 2, both labeled "PROPOSED 1800M C/B FENCE".
  - PROPOSED 1800M C/B FENCE:** A building labeled "PROPOSED 1800M C/B FENCE" located between Plot 1 and Plot 2.
  - PROPOSED 1800M C/B FENCE:** A building labeled "PROPOSED 1800M C/B FENCE" located between Plot 1 and Plot 2.
- Other Labels:**
  - EXISTING FENCE TO BE RETAINED:** A label on the right side of the plan.
  - EXISTING FENCE TO BE RETAINED:** A label on the right side of the plan.
  - EXISTING FENCE TO BE RETAINED:** A label on the right side of the plan.



## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

