

Coventry Road, Market Harborough, LE16 9BX

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Property Description

For Sale by Public Auction.

Former parish/community hall. Rare Freehold Town Centre Opportunity with Development Potential.

A rare opportunity to acquire a freehold former parish/community hall occupying a substantial town centre site, benefiting from parking to the rear and offering considerable potential for conversion, alternative use or redevelopment, subject to all necessary planning and other consents. The accommodation extends to approximately 284.6 sq m (3,063 sq ft), set within a site extending to approximately 0.198 acres.

Occupying an established and convenient position on Coventry Road, Market Harborough, the property comprises a detached former parish/community hall providing flexible accommodation, together with parking to the rear.

The accommodation briefly comprises an entrance hallway leading into a good-sized open-plan principal hall and function room, kitchen facilities, accessible WC, separate men's and women's toilet facilities and ancillary storage accommodation. The building benefits from high ceilings and flexible internal space, providing scope for adaptation to suit a range of future requirements.

The property is currently vacant and requires a programme of refurbishment and modernisation. The combination of a substantial detached building, town centre location and dedicated parking provides an unusual opportunity for an incoming purchaser to refurbish, repurpose or redevelop the site to suit their requirements.

Subject to obtaining all necessary planning and other consents, the property may lend itself to a variety of alternative uses, potentially including continued community or commercial use, offices, studio or leisure-related accommodation, educational use, residential conversion or wider redevelopment.





Key Features

- For Sale by Public Auction
- Wednesday 18th November 2026 at 6pm
- Rare freehold town-centre opportunity on a site of approximately 0.198 acres.
- Former parish/community hall
- Detached building with first-floor storage/attic space
- The accommodation extends to approximately 284.6 sq m (3,063 sq ft) in total.
- Flexible accommodation with kitchen facilities, accessible WC plus separate male and female toilets
- Direct vehicular access from Coventry Road with parking to the rear
- Potential for conversion, alternative use or redevelopment, subject to planning and all necessary consents
- Ideal for developers, investors, owner occupiers and commercial purchasers

Guide Price
£250,000

Auctioneer's Note 1
Prospective purchasers are advised that two storage containers, their contents and a trailer belonging to a third party are currently situated at the property.
The seller has served formal notice requiring the collection of these items by 4pm on 6 October 2026. Their removal has not been confirmed.
The seller's solicitor is currently reviewing the position regarding the items and the basis upon which the property will be sold. Prospective purchasers are advised to refer to the legal pack and any subsequent updates for further information and to satisfy themselves as to the position before bidding.

Auctioneer's Note 2
Purchasers are advised to make their own enquiries with the relevant planning authority regarding any proposed alternative use or redevelopment. The property forms part of a former ecclesiastical holding and the title documentation contains historic rights, reservations and other matters relating to church property interests. Interested parties are strongly advised to review the auction legal pack in full and satisfy themselves in respect of all legal, title, planning and other matters prior to bidding.

Business Rates
The property does not currently appear in the Valuation Office Agency rating list and is understood to have benefited from exemption as a church hall. Purchasers should make their own enquiries with the Valuation Office Agency and Harborough District Council regarding any future rates liability.

Auction Details
Sheldon Bosley Knight Land and Property Auction
Wednesday 18th November 2026 at 6:00pm (doors open at 5:00pm)
Stratford-upon-Avon Town Hall, Sheep Street, Stratford-upon-Avon, Warwickshire, CV37 6EF

Auction Terms
This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.
The sale will take place on the stated auction date by way of a live, in-room auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.
If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

Auction Deposit and Fees
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:
• 10% deposit, subject to a minimum of £5,000
• Buyer's Premium of £1,500 inc. VAT
• Search pack of £650 inc. VAT
There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

Guide Price and Reserve Price
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.
Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.
Both the guide price and reserve price can be subject to change at any time prior to the auction.

Plans
Plans, including the site plan shown, are for identification purposes only. Not to scale.

Services
The auctioneer understands that mains water, drainage and electricity are connected to the property. Heating is installed within the building. None of the services or installations have been tested and buyers must satisfy themselves as to their condition and availability.

Directions
What Three Words: Search ///usage.package.quaking

Tenure and Possession
The property and land are freehold. Please refer to the Auction Legal Pack for further details.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit:
passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/
You can opt to bid in person, online, by telephone or by proxy.
The Auction Legal Pack for the lot you are interested in can be downloaded here:
auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk
All bidders must register before bidding, complete the required identity checks and be approved to bid.
Full details on how to register to bid, and a guide to buying at auction, can be found at:
sbkauctions.co.uk

Preferred Solicitors
If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

Legal Documents and Additional Costs
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.
Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.
Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

Viewings
All viewings are by appointment only through the Auction Department.







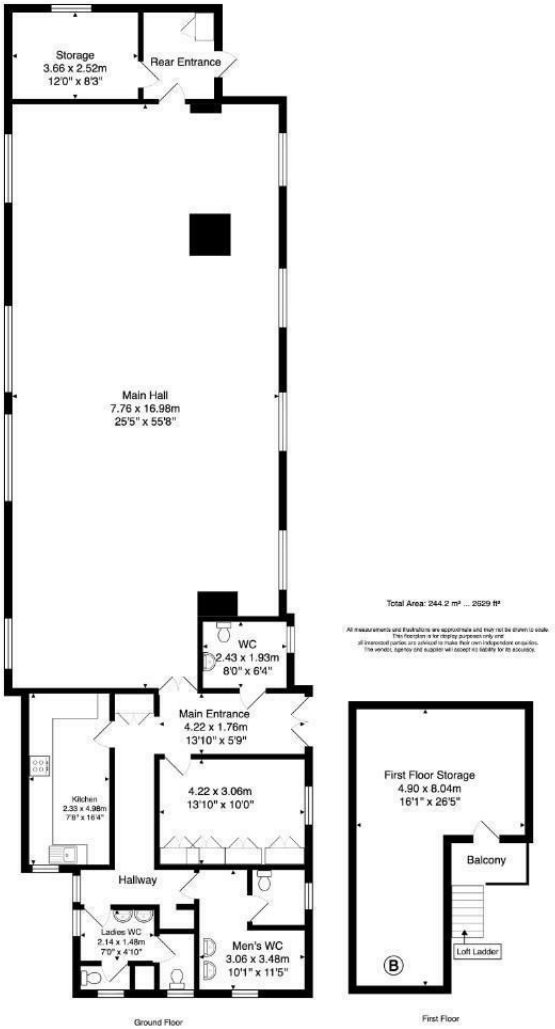







KEEP
CLEAR

Floorplan







EPC Rating - C

Tenure - Freehold

Council Tax Band - Exempt

Local Authority
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk

SALES | LETTINGS | PLANNING & ARCHITECTURE | COMMERCIAL | STRATEGIC LAND | NEW HOMES | BLOCK MANAGEMENT | RURAL

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

RICS

DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.