

**OADBY & WIGSTON BOROUGH COUNCIL**  
**ASSET REGISTER AT MARCH 2008**

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
1	Council Offices, Station Road, Wigston	A large 3 storey brick and slate mid to late Victorian converted dwelling with extensions added in 1974.	Office accommodation – fully occupied by Council staff.	1,000,000	Yes – 2007	Alan Purdie
2	Office (former potting shed) in grounds of Council Offices	A converted potting shed constructed in brickwork with a steel roof.	Leased to Voluntary Action for Oadby & Wigston on peppercorn rent. Holding over pending review of community-type leases.	-	N/A	Alan Purdie
3	Mess room and greenhouses (linked to 2 above) in grounds of Council offices	3 large and 1 small greenhouses plus mess room, located in the grounds of the Council offices.	Occupied by Leics. County Council Adult Social Services. Awaiting new lease or possible relocation.	-	Yes – County Council	Alan Purdie
4	Oadby Office, 4 Church Mews, Oadby	Small brick build modern (1998) office in block of residential properties.	Leased from Leicester Housing Assoc until 19.1.2098. Housing Department refuge. Peppercorn rent.	-	N/A	Alan Purdie
5	Depot/Vehicle Workshop, off Wigston Road, Oadby	Half brick, half metal cladding, single storey, mess room, office, store room, vehicle servicing area with pits, roller metal shutters, metal roof.	Occupied by Council's Client Services Department.	840,000	Yes - 2007	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
	<b><u>Community Facilities</u></b>					
6	Walter Charles Day Centre, Wigston Road, Oadby	Portacabin type structure, two rooms, plus kitchen and toilet. Grassed area and car park.	Managed by Walter Charles Management Committee	133,600	Yes – 2008	Alan Purdie
7	Community Centre, Bassett Street, South Wigston	A traditional brick and tile former school constructed in 1903.	Leased from Leics. County Council until 11.1.2013 at £6,500 per annum. Rent reviews at 5 yearly intervals. Includes South Wigston Library.	-	N/A	Alan Purdie
8	Wigston Fields Community Centre “Poplars”	Portacabin type structure.		-	Yes – 2008	Alan Purdie
	<b><u>Cemeteries &amp; Associated Buildings</u></b>					
9	Cemetery Lodge	Occupied by Housing secure tenants		Housing	N/A – Housing	Alan Purdie
10	Wigston Cemetery	Public cemetery – 4.0447 hectares.		-	Yes – 2008	Graham Norman
11	Chapel, Wigston Cemetery, Wigston	Stone building. Pitched slate roof, stained glass leaded windows. Heavy duty doors. Metal entrance gate. Bell spire. Brick chimney stack.		88,000	Yes – 2008	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
12	Mortuary, Wigston Cemetery, Wigston	Brick/stone construction, pitched tiled roof. Double doors. Tiled throughout.		24,050	Yes – 2008	Graham Norman
13	Garage, Wigston Cemetery, Wigston	Brick/stone building. Pitched roof, double up and over door, no windows.		17,225	Yes – 2008	Graham Norman
14	Cemetery Mess Room & Store, Wigston Cemetery, Wigston	Part brick/part stone, pitched roof, single window and door and small kitchen.		Incl. in above values	Yes – 2008	Graham Norman
15	Shoring Store, Wigston Cemetery	Small shoring store.		Incl. in above values	Yes – 2008	Graham Norman
16	Oadby Cemetery	Public cemetery - 1.0727 hectares		-	Yes – 2008	Graham Norman
17	Cemetery Mess Room, Wigston Road Cemetery, Oadby	Part stone/part brick, slate pitched roof, windows, heavy door.		18,800	Yes – 2008	Graham Norman
	<b><u>Public Parks &amp; Associated Buildings</u></b>					
18	Blaby Road Park	5.66 hectares		-	N/A	Graham Norman
19	Pavilion, Blaby Road Park	Brick, pitched metal roof, high small windows, double shutter doors, kitchen, changing rooms, toilets.		163,550	Yes – 2008	Graham Norman
20	Coombe Park	5.67 hectares		-	N/A	Graham Norman
21	Pavilion, Coombe Park	New - Brick built, tiled roof.		477,250	Yes – 2008	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
22	Peace Memorial Park	0.99 hectares		-	N/A	Graham Norman
23	Pavilion, Peace Memorial Park	Fairly new building, built with Heritage Lottery Funding.		341,000	Yes – 2008	Graham Norman
24	Horsewell Lane Park	3.46 hectares		-	N/A	Graham Norman
25	Horsewell Lane Pavilion	Wooden structure, flat roof, some windows, single doors, kitchen, locker room, changing room, shower, toilets, main hall, storage areas. Single storey.		85,900	Yes – 2008	Graham Norman
26	Ellis Park	1.20 hectares		-	N/A	Graham Norman
27	Pavilion, Ellis Park	Wooden structure, large and small windows, double entrance doors. Single storey. Flat roof.		64,600	Yes – 2008	Graham Norman
28	Willow Park	5.49 hectares		-	N/A	Graham Norman
29	Willow Park Pavilion	Pitched tiled roof, brick walls, and high level windows (small). Used for changing facility, showers and toilets.		44,050	Yes – 2008	Graham Norman
30	Uplands Road Park	6.10 hectares		-	N/A	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
31	Uplands Park Pavilion	Brick building, pitched, tiled roof, single doors, double patio doors, small windows, veranda, kitchen, function room, boiler room and storage room.		313,750	Yes – 2008	Graham Norman
32	William Gunning Park	1.84 hectares		-	N/A	Graham Norman
33	Freers Park/Poplars	1.25 hectares		-	N/A	Graham Norman
34	Hayes Park	0.95 hectares		-	N/A	Graham Norman
35	Rosemead Park	0.57 hectares		-	N/A	Graham Norman
36	Iliffe Avenue Park	0.25 hectares		-	N/A	Graham Norman
37	Brocks Hill Country Park	27 hectares		-	N/A	Graham Norman
38	Morwoods Play Area	0.13 hectares		-	N/A	Graham Norman
	<b><u>Other Open Spaces (from Grounds Maintenance Records)</u></b>					
39	5-15 London Road	176 m2		-	N/A	Graham Norman
40	Acorn Way	918 m2		-	N/A	Graham Norman
41	Aintree Crescent	2,079 m2		-	N/A	Graham Norman
42	All Saints Churchyard	597 m2		-	N/A	Graham Norman
43	Armesbury Road OS	1,734 m2		-	N/A	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
44	Beaufort Way Spinney	2,200 m2		-	N/A	Graham Norman
45	Berkeley Close OS	2,520 m2		-	N/A	Graham Norman
46	Bodmin Avenue OS	5,046 m2		-	N/A	Graham Norman
47	Brooksby Drive	57 m2		-	N/A	Graham Norman
48	Bull Head Street OS	354 m2		-	N/A	Graham Norman
49	Ellison Close	1,414 m2		-	N/A	Graham Norman
50	Florence Wragg Way	4,064 m2		-	N/A	Graham Norman
51	Foxhollow	-		-	N/A	Graham Norman
52	Foxhollow Spinney	-		-	N/A	Graham Norman
53	Grassington Drive	1,137 m2		-	N/A	Graham Norman
54	Half Moon Spinney	4,212 m2		-	N/A	Graham Norman
55	Hamble Road OS	3,375 m2		-	N/A	Graham Norman
56	Harcourt Rd/Wistow Rd	161 m2		-	N/A	Graham Norman
57	Harryden Walk OS	2,170 m2		-	N/A	Graham Norman
58	Hawker Rd Pond	-		-	N/A	Graham Norman
59	Herrick Way	4,703 m2		-	N/A	Graham Norman
60	Hill Field	420 m2		-	N/A	Graham Norman
61	Kelmarsh Ave/Alport W	5,136 m2		-	N/A	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
62	Launceston Corner	1,423 m2		-	N/A	Graham Norman
63	Launceston Road	400 m2		-	N/A	Graham Norman
64	Lime Kilns/Heards Cl	3,660 m2		-	N/A	Graham Norman
65	Mablowe Fields	3,041 m2		-	N/A	Graham Norman
66	Meadows Open Space	15,319 m2		-	N/A	Graham Norman
67	Meres Walk	5,034 m2		-	N/A	Graham Norman
68	Mount Pleasant	23 m2		-	N/A	Graham Norman
69	Narrow Boat Close POS	1,056 m2		-	N/A	Graham Norman
70	Newton Lane/Meadow V	760 m2		-	N/A	Graham Norman
71	Oadby Library (Green Area)	507 m2		-	N/A	Graham Norman
72	Penney Close OS	901 m2		-	N/A	Graham Norman
73	Poachers Place	480 m2		-	N/A	Graham Norman
74	Raine Way	490 m2		-	N/A	Graham Norman
75	Rosedale OS	7,332 m2		-	N/A	Graham Norman
76	Severn Rd balance res	11,100 m2		-	N/A	Graham Norman
77	St Peter's Churchyard	589 m2		-	N/A	Graham Norman
78	St Thomas' War Memorial	-		-	N/A	Graham Norman
79	St Wistan's Churchyard	1,861 m2		-	N/A	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
80	Taylor's Bridge Rd	4,670 m2		-	N/A	Graham Norman
81	Tynedale Close	351 m2		-	N/A	Graham Norman
82	Ulleswater OS	1,792 m2		-	N/A	Graham Norman
83	Wheeldale/Staindale	3,534 m2		-	N/A	Graham Norman
84	Windrush Drive OS	7,444 m2		-	N/A	Graham Norman
85	<b><u>Golf Course, Club House and Pro Shop</u></b>	Single storey wood construction buildings, single & double doors, flat roof, some double glazed windows.	Leased from Leicester Racecourse Holdings Limited. Lease expires 31.3.2015. Rent £19,000 per annum – subject to current rent review.	63,000	Yes – 2008	Graham Norman
	<b><u>Allotments and Associated Buildings</u></b>					
86	Aylestone Lane	3.20 hectares		-	N/A	Graham Norman
87	Brabazon Road	0.23 hectares		-	N/A	Graham Norman
88	Wigston Road	2.77 hectares		-	N/A	Graham Norman
89	Manchester Gardens	Overall site 1.20 hectares of which Oadby & Wigston BC owns 0.40 hectares.	Various plots i.e. not the whole site	-	N/A	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
	<b><u>Leisure Facilities</u></b>					
90	Oadby Swimming Pool, Leicester Road, Oadby	Single storey, flat metal roof, brick built, some small windows. Automatic entrance/exit doors. Plant room/boiler room.	Leased to Leisure in the Community Ltd until 31.3.2014	1,509,550	Yes – 2008	Graham Norman
91	Wigston Swimming Pool, Station Road, Wigston	Brick construction with cladding. Both full length and high windows. Flat roof, automatic entrance and exit doors, plant room, boiler room, storage room, Spectator area.	Leased to Leisure in the Community Ltd until 31.3.2014	2,045,350	Yes – 2008	Graham Norman
92	Parklands Leisure Centre, Wigston Road, Oadby	Single storey brick building. Tiled pitched roof. Full length windows. Automatic entrance and exit doors. Plant room and boiler room.	Leased to Leisure in the Community Ltd until 31.3.2014	3,589,000	Yes – 2008	Graham Norman
93	Brocks Hill Centre	Brick building of innovative design with energy saving features.	Office space within the centre leased to Leics & Rutland Wildlife Trust to 31.3.09	1,831,250	Yes – 2008	Rob Harbour

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
	<b><u>Public Conveniences</u></b>					
94	Junction Road Car Park, Wigston	Single storey brick building (flat felt roof), high windows, toilets, wash basins, dryers, urinals, baby changing facilities.		47,000	Not material	Graham Norman
95	Brooksby Drive, East Street Car Park, Oadby	Brick building with Superloo, flat roof, storage/office space, some high windows, doors.		78,500	Not material	Graham Norman
96	Wigston Road Cemetery, Oadby	Brick building, pitched tiled roof, door, and no windows.		-	Not material	Graham Norman
97	Welford Road Cemetery, Wigston	Brick built.		10,475	Not material	Graham Norman
98	Willow Park, Aylestone Lane, Wigston	Brick built, pitched roof, small windows, high level windows, single doors plus storage area.		13,600	Not material	Graham Norman
99	Peace Memorial Park, Long Street, Wigston	Brick built, tiled, pitched roof, high level windows, storage room, and single doors.		-	Not material	Graham Norman
100	Blaby Road, South Wigston	Superloo.		-	Not material	Graham Norman
	<b><u>Car Parks</u></b>					
101	Car Park - Ellis Park	Public car park – approx. 20 spaces		-	N/A	Graham Norman
102	Sandhurst Street Car Park, Oadby	Public car park – approx. 190 spaces		794,000	N/A	Graham Norman

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
103	Brooksby Drive, East Street Car Park, Oadby	Public car park – approx. 240 spaces		745,000	N/A	Graham Norman
104	Paddock Street Car Park, Wigston	Public car park – approx. 90 spaces		389,900	N/A	Graham Norman
105	Junction Road Car Park, Wigston	Public car park – approx. 140 spaces		523,500	N/A	Graham Norman
106	Kirkdale Road Car Park, South Wigston	Public car park – approx. 30 spaces		169,150	N/A	Graham Norman
107	Countesthorpe Road Car Park, South Wigston	Public car park – approx. 80 spaces		397,300	N/A	Graham Norman
108	Station Street Car Park, South Wigston	Public car park – approx. 50 spaces	Reduced by about 50%. Balance leased for housing development	154,900	N/A	Graham Norman
109	Frederick Street Car Park, Wigston	Public car park – approx. 70 spaces		253,100	N/A	Graham Norman
110	Aylestone Lane/King's Drive Car Park, Wigston	Public car park – approx. 60 spaces		306,900	N/A	Graham Norman
111	Spring Lane Car Park - Library	Public car park – approx. 30 spaces.		82,850	N/A	Graham Norman
	<b><u>Non-operational property</u></b>					
112	Car Park, St Peter's Church, Wigston Road, Oadby		Mainly used by Church but otherwise public car park	34,400	N/A	Dean Allen
113	Graytone House, 29/31 Canal Street, South Wigston		Leased by Housing Dept until 31.1.2010 at £36,000 per annum.	-	N/A	Dean Allen
114	Land for Scout Hut, St. Peter's Walk, Oadby		Lease expired. Decision on future of the site to be made.	15,000	N/A	Dean Allen
115	Land for electricity Sub Station, Willow Park, Aylestone Lane		Yearly tenancy at £7.50 per annum.	-	N/A	Dean Allen

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
116	Land at Station Street Car Park for electricity sub station, South Wigston		Leased to 23.05.2018 and then yearly thereafter. Commuted sum paid in lieu of rent.	-	N/A	Dean Allen
117	Land at 6 Wigston Road, Oadby		Car park – owned by Council but used jointly with Oadby Royal British Legion.	35,000	N/A	Dean Allen
118	Land for electricity Sub Station, King Street, Oadby		Leased until 25.03.2070 at £5.00 per annum.	-	N/A	Dean Allen
119	Land for Community Centre/Car Park, Wigston Fields Community Centre (The Poplars)		Managed by Council. Awaiting possible redevelopment.	-	N/A	Dean Allen
120	Land for Youth Club, St. Peters Gardens, Wigston Road, Oadby		Leased to Oadby Club for Young People at £31.00 per annum. Holding over pending review of community type leases.	-	N/A	Dean Allen
121	Land for electricity Sub Station, Hazelwood Road, Wigston		Leased to 31.05.2055 at £4.20 per annum, then yearly.	-	N/A	Dean Allen
122	Land for electricity Sub Station, Boulter Crescent, Wigston		Leased to 31.05.2014. Commuted sum paid in lieu of rent.	-	N/A	Dean Allen
123	Land for garages, Cartwright Drive, Oadby		Garages demolished. Potential to redevelop with land at Churchill Close.	30,000	N/A	Dean Allen
124	Land for electricity sub station, Harrison Close, Wigston		Leased to 25.07.2017 at £1.00 per annum.	-	N/A	Dean Allen
125	Land for electricity sub station, Carlton Drive, Wigston		Leased to 31.07.2005 and now yearly. Commuted sum paid in lieu of rent.	-	N/A	Dean Allen

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
126	Land for Tennis Courts & Clubhouse, Horsewell Lane, Wigston		Lease to Wigston Tennis Club until 31.10.2016 at £10.00 per annum.	-	N/A	Dean Allen
127	Land for Workshop, Wigston Amateur Operatic Society, Blaby Road Park, Lansdowne Grove, Wigston		Leased to society at £10.00 per annum. Holding over pending review of community type leases and Blaby Road Park Masterplan.	-	N/A	Dean Allen
128	Land for electricity sub station, Wistow Road/Harcourt Road, Wigston		Yearly tenancy at £5.00 per annum.	-	N/A	Dean Allen
129	Belmont House, 134 Station Road, Wigston		Leased to East Midlands Hsg Assoc until 20.8.2054 on peppercorn rent.	-	N/A	Dean Allen
130	Land at Leicester Road, Oadby. Site of former 1 & 3 Fairview Cottages		Two parcels of land - being sold subject to contract	-	N/A	Dean Allen
131	Land (formerly tip) off Wigston Road, Oadby - adjacent to Civic Amenity Site		Buffer zone – part of Green Wedge	-	N/A	Dean Allen
132	Leasehold shop - 50 Brabazon Road, Oadby		Lease expired 28.10.2007 – holding over at £3,640 per annum. Renewal underway.	48,500	Part of Housing	Alan Purdie
133	Leasehold shop - 52/54 Brabazon Road, Oadby		Lease expired 1.3.07 – holding over at £5,200 per annum. Renewal underway.	69,500	Part of Housing	Alan Purdie
134	Leasehold shop - 56 Brabazon Road, Oadby		Leased until 23.11.2011 at £5,000 per annum.	48,500	Part of Housing	Alan Purdie

	<b>Land / Buildings</b>	<b>Description</b>	<b>Other Comments</b>	<b>Valuation 31.3.07 (£)</b>	<b>Up-to-date Survey</b>	<b>Responsible Officer</b>
135	Land, Leicester Road, Countesthorpe		Two leases: Archery Club until 24.10.2021 at £300 per annum, Meadows Sports Assn until 31.3.2029 at a rent rising from £2,600 to £11,000 per annum.	-	N/A	Dean Allen
136	Land for electricity sub station at Newgate End, Wigston		Yearly tenancy at £5.00 per annum.	-	N/A	Dean Allen
137	Land at Taylor Bridge Road, South Wigston - electricity sub-station		Leased to 16.01.2018 and then yearly thereafter. Commuted sum paid in lieu of rent.	-	N/A	Dean Allen
138	Land at Station Street, South Wigston		Leased to LHA-ASRA to 31.01.2157 at peppercorn rent. New housing/regeneration scheme.	-	N/A	Dean Allen
	<b>NEW</b>					
139	Fludes Lane, Oadby		Now acquired.	-	N/A	Rob Harbour
140	Oadby Grange Country Park		In progress	-	N/A	Rob Harbour
141	Pochins Bridge, S Wigston x 2		In progress	-	N/A	Graham Norman
142	Cleveland Road, Wigston		Open space plus play equipment	-	N/A	Graham Norman
143	Crow Mills Site		In progress	-	N/A	Graham Norman