



WELLS MCFARLANE

Chartered Surveyors and Property Consultants

01455 559 030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth, LE17 4HB






FOR SALE WITH DEVELOPMENT POTENTIAL

The Barn, 79 Sutton Lane, Sutton In The Elms - LE9 6QF

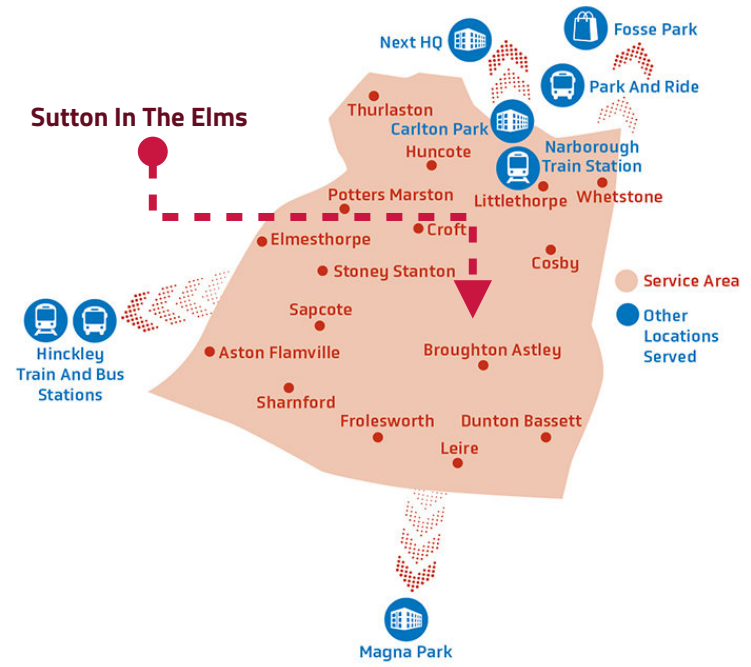
- TWO STOREY OFFICES
- 7067 SQ.FT NET INTERNAL AREA
- PRIVATE GATED ACCESS
- POTENTIAL DEVELOPMENT OPPORTUNITY

Leicestershire Key Data

- Leicestershire is a historic county in the East Midlands, benefiting from being in the heart of the Golden Triangle which is an area of the Midlands comprising of 289 square miles that is renowned for its high density of distribution facilities and offices. Being within a 4-hour drive of 90% of the UK population making it a prime location for business.
- South Leicestershire has seen significant residential development. Between 2020 and 2023, 2,530 new homes were completed, averaging 257.4 builds per 10,000 residents. This rate places the area amongst the top in the UK for new builds per capita.
- Leicester boasts two leading universities, which contribute to the cultural and intellectual vibrancy of the city, attracting students from around the world and driving innovation through research and industry partnerships.

 65,301 people within a 10 minute drive	 423,512 people within a 20 minute drive	 1,251,321 people within a 30 minute drive
--	---	---

The property is located on Sutton Lane which is accessible via the B581 Broughton Way, connecting to the M1 (junction 21), M69 and A5 providing links to Leicester, Coventry and Birmingham. The nearest train stations are Narborough Station which is 4 miles away and Hinckley Station which is 7 miles away.



Local Area

- Sutton In The Elms is situated between the B581 and the B4114 roads, with the M1 motorway accessible at Junction 21. The Town is also within a few miles of the M69 motorway and the A5 trunk road.
- The local area offers a range of boutique shops, fitness centres, cafes, pubs, restaurants and Fosse Park Shopping Centre which provides the village with ample accessible amenities.
- Sutton in the Elms, a hamlet within Broughton Astley, Leicestershire, is a highly desirable location for those seeking a peaceful, semi-rural lifestyle with accessible urban amenities.



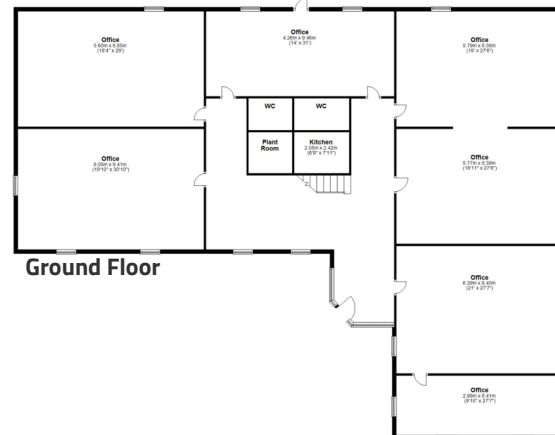
Local Landmarks

Fosse Park	National Space Centre
Magna Park	Twinlakes Park
Next Head Headquarters	The Golden Mile
Leicester City Town Centre	Abbey Park
Foxton Locks	Leicester University
Bradgate Park	De Montford University



Property Description & Proposal

- The Barn consists of a detached 2-storey office constructed of brick under a modern insulated roof panel system, set within extensive grounds extending to 1.1 acres. The property is self contained with private car parking and entry via a security gated entrance. The office accommodation is built to a high standard with a central double height atrium providing an open modern feel with flexible accommodation comprising of a mix of open place office space and meeting rooms.
- The property measures 7067 sq. ft Net Internal Area (NIA).
- Available with Vacant Possession or a potential Lease back with the current occupier.
- Offers are invited for our Clients freehold interest at £ 1,600,000 (One Million and Six Hundred Thousand Pounds).



Development Potential - Subject To Planning

- The Barn, a picturesque 1.1-acre property currently used as office space, presents an array of development opportunities. Nestled in the scenic surroundings of Sutton in the Elms, the property holds significant potential for both commercial and residential redevelopment subject to obtaining prior planning permission.
- The Barn's existing use as an office space offers the potential to retain it as a commercial asset with alternative commercial uses, such as a boutique retail space, restaurant or cafe, showroom or exhibition space.
- Additionally, The Barn could be converted into a luxury residential home with 0.8 acres of private gardens, offering a unique rural home in an attractive part of Leicestershire.
- Recent trends in the local area indicate a rise in the construction of high-end 3-5 bedroom detached homes, highlighting strong demand for premium housing. This creates an opportunity to develop a small number of 3-5 bedroom dwellings on the 0.5 acres of land, adding to the 11 new detached dwellings constructed on Sutton Lane in the past 5 years.
- A mixed-use approach may allow for the best use of the 1.1-acre site by retaining commercial viability whilst unlocking residential development potential. This strategy could create a development that benefits from both commercial and residential demand in the local area.

An example of a recent development at 56-60 Sutton Lane



Internal Photographs



Further Information

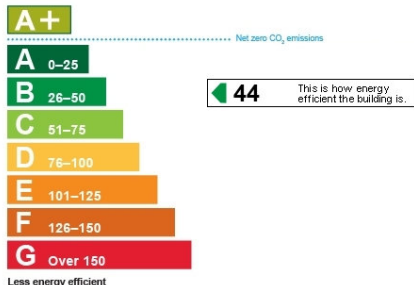
PUBLIC FOOTPATH

A public footpath bisects the property, connecting Sutton Lane to Coventry Road. The Vendor has advised that Leicestershire County Council (LCC) have previously indicated a willingness to re-align the footpath, inquiries relating to the footpath should be made directly to LCC. See Leicester County Council footpath plan below.



Energy Performance Asset Rating

More energy efficient



EPC Rating B(44)

AML

The successful bidder will be required to satisfy the usual AML requirements when the memorandum of sale is agreed. Two forms of ID and proof of funds will also be required.

VAT

This property is elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member only.

CONTACT

Andrew McFarlane Holt
 Email: Andrew@wellsmcfarlane.co.uk
 Tel: 01455 559 030

Pru Singh
 Email: Pru@wellsmcfarlane.co.uk
 Tel: 01455 559 030