



## BELTON

HIGHFIELDS BARN, REMPSTONE ROAD, NR.  
SHEPSHED, LOUGHBOROUGH, LE12 9AX

Guide Price:  
**£130,000**

### NON-COMMERCIAL WORKSHOP & LAND

A rare opportunity to acquire a substantially built 626 sq ft detached workshop with adjoining land amounting to approx. 600 square yards. Ideal hobby premises, private storage for classic cars and motorcycles or agricultural equipment.

**\*\*Business, Residential and Livestock  
use prevented\*\***

Viewing is strictly by appointment with  
the sole agents.

**Tel: 01664 410166**

**[www.shoulers.co.uk](http://www.shoulers.co.uk)**



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



# Non-commercial Workshop

## ACCOMMODATION

A substantial brick built former agricultural building with corrugated asbestos cement roof and roof lights. Thought to be built in the 1950s, the property benefits from original Henderson sectional sliding timber doors, requiring renovation, whilst opening the full width of the front of the building. It has an excellent eaves height, concrete floor, two crane beams, and would be ideal as a private motor garage for storage and repair of classic or sports cars and motorbikes, traction engine or for agricultural machinery. The barn is located in a private location served by a well surfaced tarmac drive off the B5324, close to Donnington Park, 2.2 miles from Shepshed, 6 miles from Loughborough, 3.2 miles to M1 lying midway between Nottingham, Derby and Leicester.

**Gross Internal Area:** 626 sq ft (29' 11" x 20' 10")

**Door Height:** 12' 6"

**Internal Eaves:** 16'

**Outside:** The property benefits from an adjoining storage yard amounting to approximately 600 yd<sup>2</sup> located to the side and rear of the barn. Accessed via double wooden gates, requiring attention, the land is currently overgrown with a mill waste surface in parts and housing a quantity of scrap iron and storage containers. These items may be included in the sale or cleared by the vendor if not required.

**Note:** There is a covenant on the property which prevents any commercial business, residential or livestock use.

## GENERAL INFORMATION

**VIEWING:** Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

**TENURE:** Freehold with vacant possession upon completion.

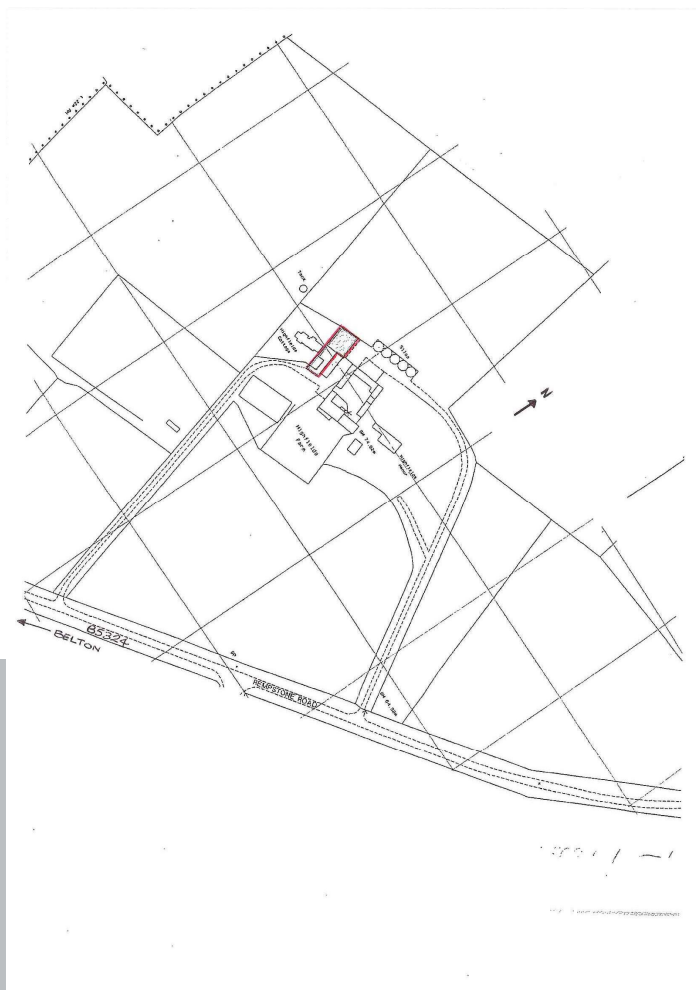
**VAT:** We understand that VAT is not payable on the sale price

**SERVICES:** 3 phase sub-metered electricity as of right and the right for sub-metered water from Highfields House.

**RATEABLE VALUE:** No assessment found.

**EPC:** This building is non-commercial and non-residential and therefore exempt from the requirement for an Energy Performance Certificate.

**LOCATION:** From the village of Belton take the Rempstone Road/B5324 for approximately 3 miles to the north east. Turn left onto a private tarmac drive marked Highfields House, approximately 160m before the Hallamford Road junction to Shepshed, on the right. The workshop can be found at the top of the drive on the left situated between Highfields Cottage and Highfields House.



Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

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