



HUNCOTE ROAD
CROFT
LE9 3GT

Multi-Let Office &
Residential Investment



19,371 SQ FT (1,799.61 SQ M)
SITE AREA APPROX 4.45 ACRES

FOR SALE
GUIDE PRICE £2,100,000
FUTURE DEVELOPMENT / CONVERSION POTENTIAL



Summary.

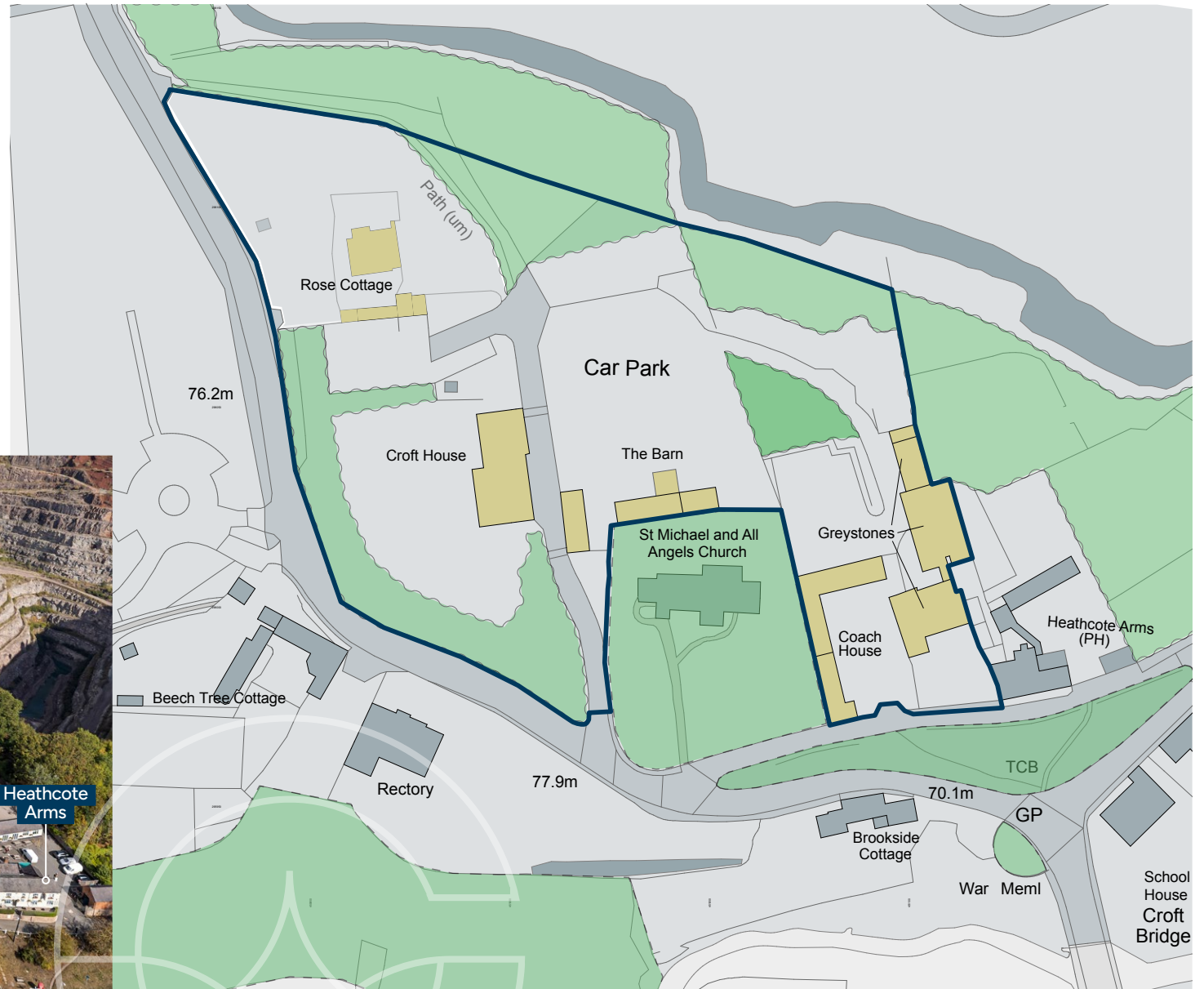
- Mixed residential and office investment
- Current estimated rental value (ERV) £195,000
- Vacant space offering immediate letting or change of use development opportunity
- Current income £95,540
- Site area 4.45 acres



Accommodation

	SQ M	SQ FT
Croft House	601.82	6,478
The Barn	248.33	2,673
The Coach House	246.19	2,650
Greystones	499.26	5,374
Total NIA (Offices)	1,595.60	17,175
Rose Cottage	* 204.01	2,196
Total NIA (Offices & Rose Cottage)	1,799.61	19,371

* estimated from EPC



Location

Croft Office Park is a semi-rural office park located in attractive landscaped grounds within the village of Croft.

Croft is an attractive village located South West of Leicester with a number of small industrial and office users, together with usual amenities including the adjoining public house, The Heathcote Arms, along with Croft Quarry.

The site is approximately 5 miles south of Junction 21 of the M1/M69 motorways and approximately 8 miles of Junction 1 of the M69 with the A5 heading south.

APPROXIMATE DISTANCES

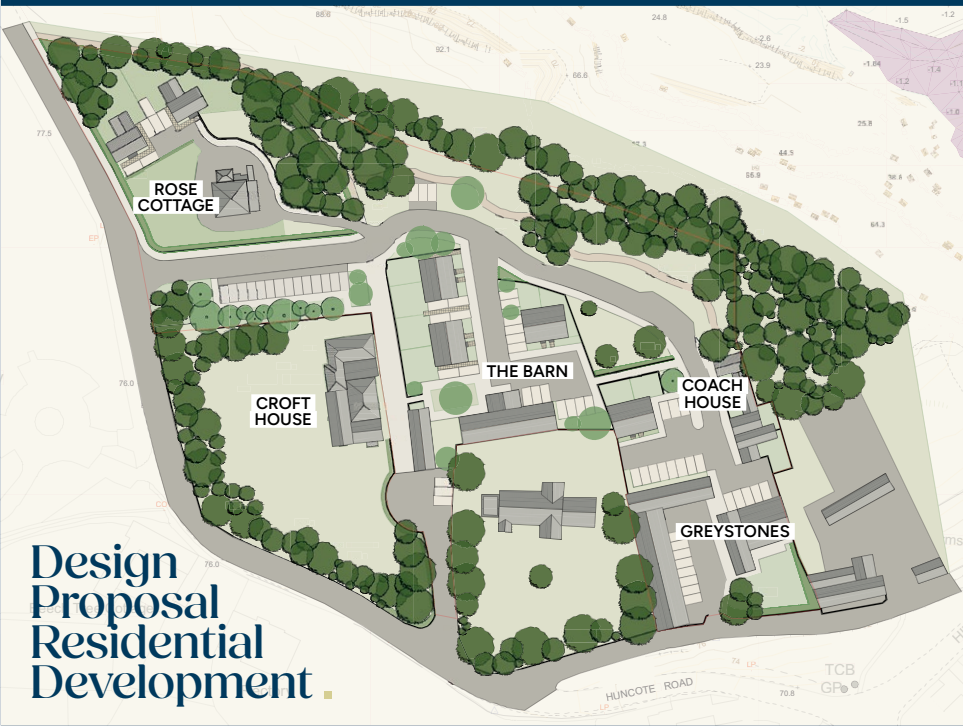
DESTINATION	MILES
Leicester City Centre	8
Hinckley City Centre	8.5
Coventry City Centre	18.5
East Midlands Airport	24
Birmingham Airport	30



Click here for [Google Maps](#)



What3words link:
laces.tides.deflection



Croft House

A substantial attractive three-storey rendered former dwelling beneath a pitched slate roof, occupied as offices within its own self-contained grounds with ample on-site parking for 24 cars, including tenant installed EV charging points.

The property offers large cellular offices at ground and first floors with further office / breakout space at second floor.

The accommodation benefits from surface mounted lighting (part LED), gas central heating, air conditioning in part and double glazing over landscaped grounds. Internal ceiling heights are good with excellent natural light throughout.

There are kitchen facilities to each floor, male and female WCs and gas fired central heating.

	SQ M	SQ FT
Ground Floor	232.65	2,504
First Floor	278.62	2,999
Second Floor	90.54	975
Total NIA	601.82	6,478



Croft House

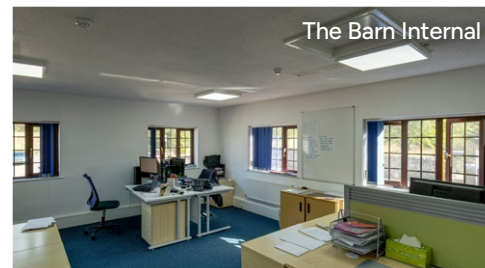
The Barn

A purpose-built brick two storey office premises beneath a pitched slate roof.

The building provides an attractive part modern /part barn conversion, with a mixture of cellular and open plan offices over ground and first floors.

The accommodation benefits from a mixture of surface mounted and inset lighting (part LED), gas central heating, air conditioning in part, double glazing with good natural light, kitchen and male and female WCs at ground floor.

Externally there are 49 car parking spaces and external storage barn.



The Barn Internal



Croft House Internal



The Barn

	SQ M	SQ FT
Ground Floor	96.49	1,039
First Floor	151.88	1,635
Total NIA Ground & First Floors	248.37	2,673
Ancillary Barn Storage	69.66	750

The Coach House

(CURRENTLY VACANT)

The property is a part barn conversion / part new build, two-storey and single storey L-shaped office property with brick elevations beneath a pitched slate roof.

The Coach House provides office accommodation to ground and first floor benefiting from private office and meeting room. To the rear is a substantial adjoining annexe providing a series of individual private offices, male and female WC and kitchen facility.

There is external car parking for approximately 22 cars within the lower courtyard of the office complex, shared with Greystones.

	SQ M	SQ FT
Ground Floor WC	94.99	1,022
First Floor Board Room	43.07	464
Annexe WC	108.17	1,164
Total NIA	259.41	2,650



The Coach House

Greystones ■ (CURRENTLY VACANT)

Greystones provides a stone-built slate roofed two-storey detached former dwelling house providing a mixture of open-plan and cellular private offices with substantial rear single-storey annexe extension.

There is external car parking for approx. 22 cars shared with The Coach House.

	SQ M	SQ FT
Ground Floor (WCs & Kitchen)	97.08	1,045
First Floor	140.39	1,151
Annexe	261.82	2,818
Total NIA	499.29	5,374



Tenancy Schedule ■

PROPERTY	TERM	START DATE	CURRENT RENT (PA)	RENT REVIEW	BREAK OPTION	REPAIRS & INSURANCE	SECURITY OF TENURE PROVISIONS, LANDLORD & TENANT ACT
Croft House	10 years	17 December 2020	£43,600	17 December 2025	Tenant break option in 2025 which has now lapsed	Full repairing and insuring basis, subject to Schedule of Condition	Excluded
The Barn	5 years	5 February 2024	£30,000	N/A	Mutual break option at any time after 5 February 2027 with 6 months prior written notice from the tenant, together with a rental penalty, and 12 months with prior written notice from the Landlord	Full repairing and insuring basis, subject to Schedule of Condition	Excluded
1 Rose Cottage	12 months	July 2025	£10,200	N/A	N/A	N/A	N/A
2 Rose Cottage	12 months	May 2025	£10,740	N/A	N/A	N/A	N/A

Rose Cottage ■

A converted residential dwelling in attractive landscaped grounds of approximately 0.71 acres with stone and rendered elevations beneath a pitched slate roof.

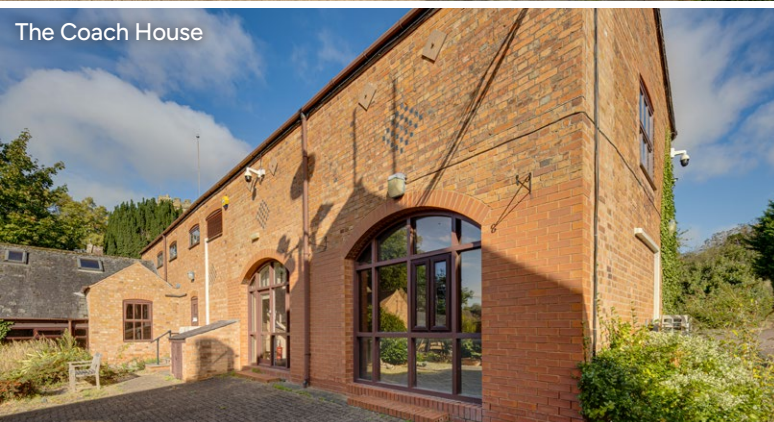
The property provides two self contained residential dwellings, one on the ground floor and one on the first floor.

	SQ M	SQ FT
1 Rose Cottage Ground floor flat	107	1,152
2 Rose Cottage First floor flat	97	1,044
Total NIA	204*	2,196

Rose Cottage

*EPC areas are not measured





Tenure .

The site is available freehold, subject to the tenancies as outlined within this brochure. Currently Greystones and The Coach House are vacant, having been previously let as a single unit.

Business Rates .

LOCAL AUTHORITY: Blaby

PERIOD: 2025/2026

RATEABLE VALUE:

- Croft House £34,750
- The Barn £25,500
- The Coach House & Greystones £45,500

Council Tax .

LOCAL AUTHORITY: Blaby

PERIOD: 2025/2026

BAND: 1 Rose Cottage – B
2 Rose Cottage – B

VAT .

VAT will not be charged on the sale price(s).

Legal Costs .

Each party will be responsible for their own legal costs incurred in the transaction.

Price .

WHOLE SITE

Guide price: **£2,100,000 (two million one hundred thousand pounds).**

INDIVIDUAL LOTS

CROFT HOUSE

£750,000
(seven hundred & fifty thousand pounds)

THE BARN

£500,000 (five hundred thousand pounds)

THE COACH HOUSE & GREYSTONES

£650,000
(six hundred & fifty thousand pounds)

ROSE COTTAGE

£350,000
(three hundred & fifty thousand pounds)



Rose Cottage

EPCs .

The properties have Energy Performance Asset Ratings as follows:

PROPERTY	EPC RATING	EXPIRY DATE
Croft House		Awaiting
The Barn	84 (Band D)	14 July 2032
The Coach House	113 (Band E)	12 September 2029
Greystones	103 (Band E)	22 July 2029
1 Rose Cottage	51 (Band E)	11 February 2035
2 Rose Cottage	61 (Band D)	11 February 2035

Anti-Money Laundering Policy .

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

Planning .

We understand the premises have established use as offices and residential dwelling (Rose Cottage) under Classes E g(i) and C3 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

Contact .

Alex Reid MRICS

alex.reid@matherjamie.co.uk | 07976 443720

Sam Tyler MRICS

sam.tyler@matherjamie.co.uk | 07971 959537



3 Bank Court, Weldon Road,
Loughborough,
Leicestershire LE11 5RF
matherjamie.co.uk

Misrepresentation: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. September 2025.

Created by CARVE • carve-design.co.uk 17330/7