



01509 233433

53-59 Main Street
Asfordby
Leics
LE14 3TT

FOR SALE
£2,500,000



**Substantial Warehouse and Workshop within
self-contained site**

**6,575.35 sq m(70,777 sq ft)
Site Area 2.89 acres**

53-59 Main Street, Asfordby, Leics, LE14 3TT

DESCRIPTION

The property comprises a substantial warehouse and workshop premises with ancillary two-storey offices and warehousing, benefiting from new roofs in 2012, internal clearance to eaves ranging between 4.5m - 8.75m, solid concrete flooring, insulated roofs with translucent light panels, large secure yard and parking.

TENURE

The property is available freehold with vacant possession.

PRICE

£2,500,000 (two million five hundred thousand pounds).

VAT

VAT will be charged on the sale price.

BUSINESS RATES

Local Authority: Melton
Period: 2025/2026
Rateable Value: £114,000

LEGAL COSTS

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



53-59 Main Street, Asfordby, Leics, LE14 3TT

ACCOMMODATION

Rear Warehouse	2,773.6 sq m	(29,855 sq ft)
Rear Office	24.9 sq m	(268 sq ft)
Loading	250.28 sq m	(2,694 sq ft)
Warehouse & Workshop 4	554.35 sq m	(5,967 sq ft)
Warehouse 2	468.09 sq m	(5,039 sq ft)
Workshop	119.74 sq m	(1,289 sq ft)
Warehouse 3	452.39 sq m	(4,870 sq ft)
Wash Bay	93.62 sq m	(1,008 sq ft)
Warehouse 1	497.64 sq m	(5,357 sq ft)
Loading Warehouse Area	414 sq m	(4,456 sq ft)
Workshop	126.45 sq m	(1,361 sq ft)
Workshop	396.16 sq m	(4,264 sq ft)
Canteen & Offices	122.71 sq m	(1,321 sq ft)
Stores	67.62 sq m	(728 sq ft)
Total	6,361.55 sq m	(68,476 sq ft)

First Floor

Offices	142.74 sq m	(1,536 sq ft)
Stores	71.06 sq m	(765 sq ft)
Total	213.8 sq m	(2,301 sq ft)
Total GIA	6,575.35 sq m	(70,777 sq ft)

Site Area 2.89 acres

53-59 Main Street, Asfordby, Leics, LE14 3TT

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 222 within Band G. The EPC is valid until 22 July 2034.

PLANNING

The buildings have an established current use as warehouse and garaging without restrictions having been part of the centre of the village for a significant period of time.

Interested parties are advised to make their own enquiries of the local planning authority.

NB: There is the potential for alternative redevelopment of the site, subject to planning.

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).



53-59 Main Street, Asfordby, Leics, LE14 3TT



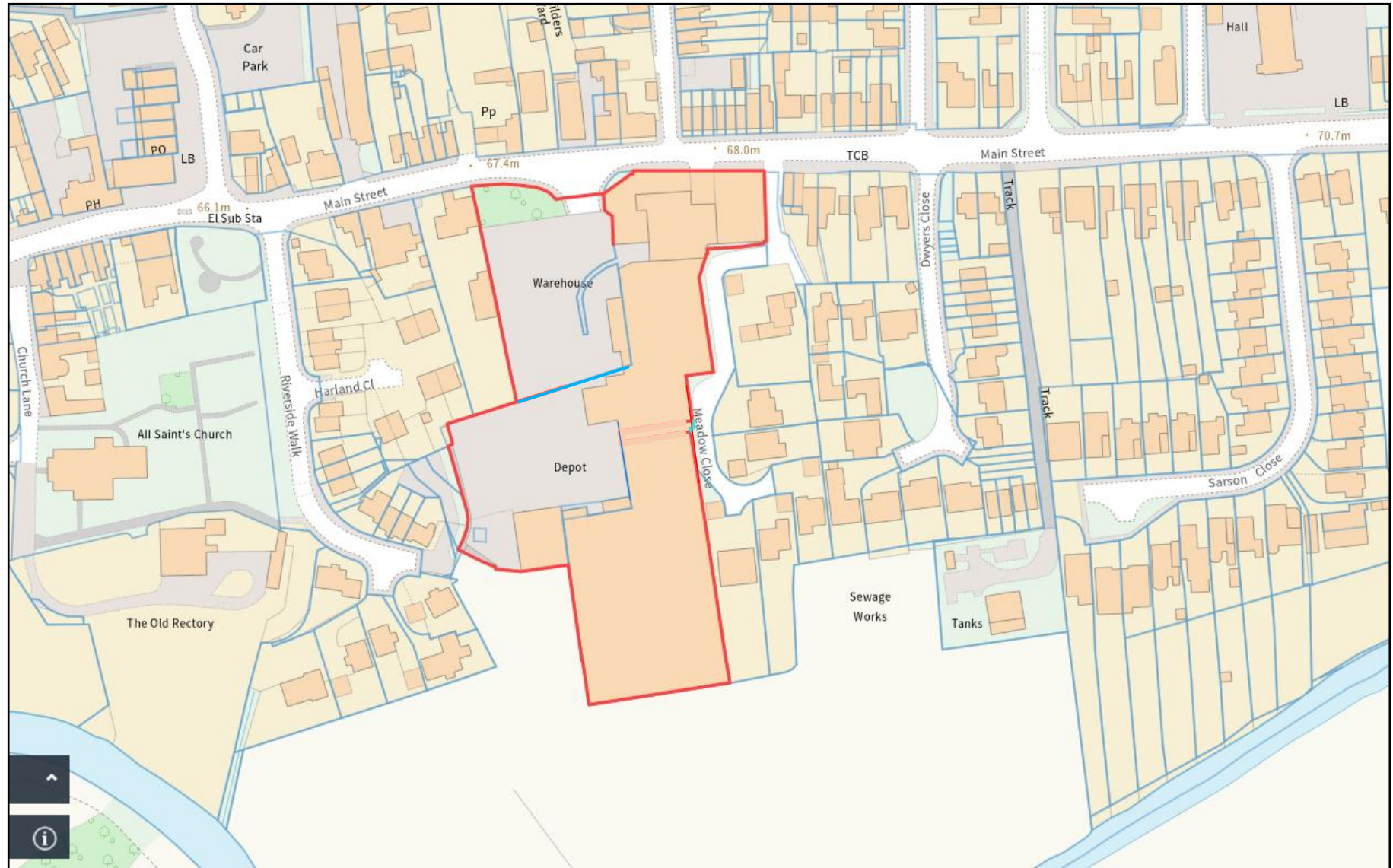
53-59 Main Street, Asfordby, Leics, LE14 3TT



53-59 Main Street, Asfordby, Leics, LE14 3TT



53-59 Main Street, Asfordby, Leics, LE14 3TT



53-59 Main Street, Asfordby, Leics, LE14 3TT

PROPOSED RESIDENTIAL DEVELOPMENT
53-59 MAIN STREET, ASFORDBY, LEICESTERSHIRE
For ASFORDBY STORAGE & HAULAGE LTD



N & JC DESIGN LIMITED
Development Design Consultants
Reg Office: 9 Lancaster Close, Defford, Leics, LE19 9JW
Tel: 01453 824899 Email: njcdesign355@gmail.com
Co. Reg No: 4295623 This drawing is Copyright

ILLUSTRATIVE LAYOUT PLAN
1:500

0 5 10 15 20 25m
SCALE 1:500 @ AS ORIGINAL
BASED ON SITE SURVEY PROVIDED

ADJACENT MEADOWLAND

SEWER OUTFALL

TURNING HEAD

ACCESS ROAD

COURTYARD & TURNING

EXISTING DWELLINGS SERVED OFF A PRIVATE DRIVEWAY

EXISTING ADJACENT SCREEN LANDSCAPING RETAINED

EXISTING ADJACENT DWELLINGS

ADJUSTED ACCESS REDUCED RADI

MAIN STREET

ADJACENT MEADOWLAND

SEWER OUTFALL

TURNING HEAD

ACCESS ROAD

COURTYARD & TURNING

EXISTING DWELLINGS SERVED OFF A PRIVATE DRIVEWAY

EXISTING ADJACENT SCREEN LANDSCAPING RETAINED

EXISTING ADJACENT DWELLINGS

ADJUSTED ACCESS REDUCED RADI

MAIN STREET

ADJACENT MEADOWLAND

SEWER OUTFALL

TURNING HEAD

ACCESS ROAD

COURTYARD & TURNING

EXISTING DWELLINGS SERVED OFF A PRIVATE DRIVEWAY

EXISTING ADJACENT SCREEN LANDSCAPING RETAINED

EXISTING ADJACENT DWELLINGS

ADJUSTED ACCESS REDUCED RADI

MAIN STREET

ADJACENT MEADOWLAND

SEWER OUTFALL

TURNING HEAD

ACCESS ROAD

COURTYARD & TURNING

EXISTING DWELLINGS SERVED OFF A PRIVATE DRIVEWAY

EXISTING ADJACENT SCREEN LANDSCAPING RETAINED

EXISTING ADJACENT DWELLINGS

ADJUSTED ACCESS REDUCED RADI

MAIN STREET

ADJACENT MEADOWLAND

SEWER OUTFALL

TURNING HEAD

ACCESS ROAD

COURTYARD & TURNING

ILLUSTRATIVE ARTISTIC IMPRESSION TO MAIN STREET



PLOTS ONE & TWO

PLOT THREE

PLOT FOUR

PLOTS

PLOT 13

0 5 10 15 20 25m

SCALE 1:500 @ AS ORIGINAL
BASED ON SITE SURVEY PROVIDED
[SITE LEVELS - INDICATIVE ONLY]

FRONTAGE LANDSCAPE
AREA RETAINED & USED
AS PUBLIC SPACE WITH
POTENTIAL SEATING AREA
RETAINS BIODIVERSITY
AND STREETSCAPE
CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT

53-59 MAIN STREET, ASFORDBY, LEICESTERSHIRE

For ASFORDBY STORAGE & HAULAGE LTD



N & JC DESIGN LIMITED
Development Design Consultants
Reg Office: 9 Lancaster Close, Defford, Leics, LE19 9JW
Tel: 01453 824899 Email: njcdesign355@gmail.com
Co. Reg No: 4295623 This drawing is Copyright



53-59 Main Street, Asfordby, Leics, LE14 3TT

LOCATION

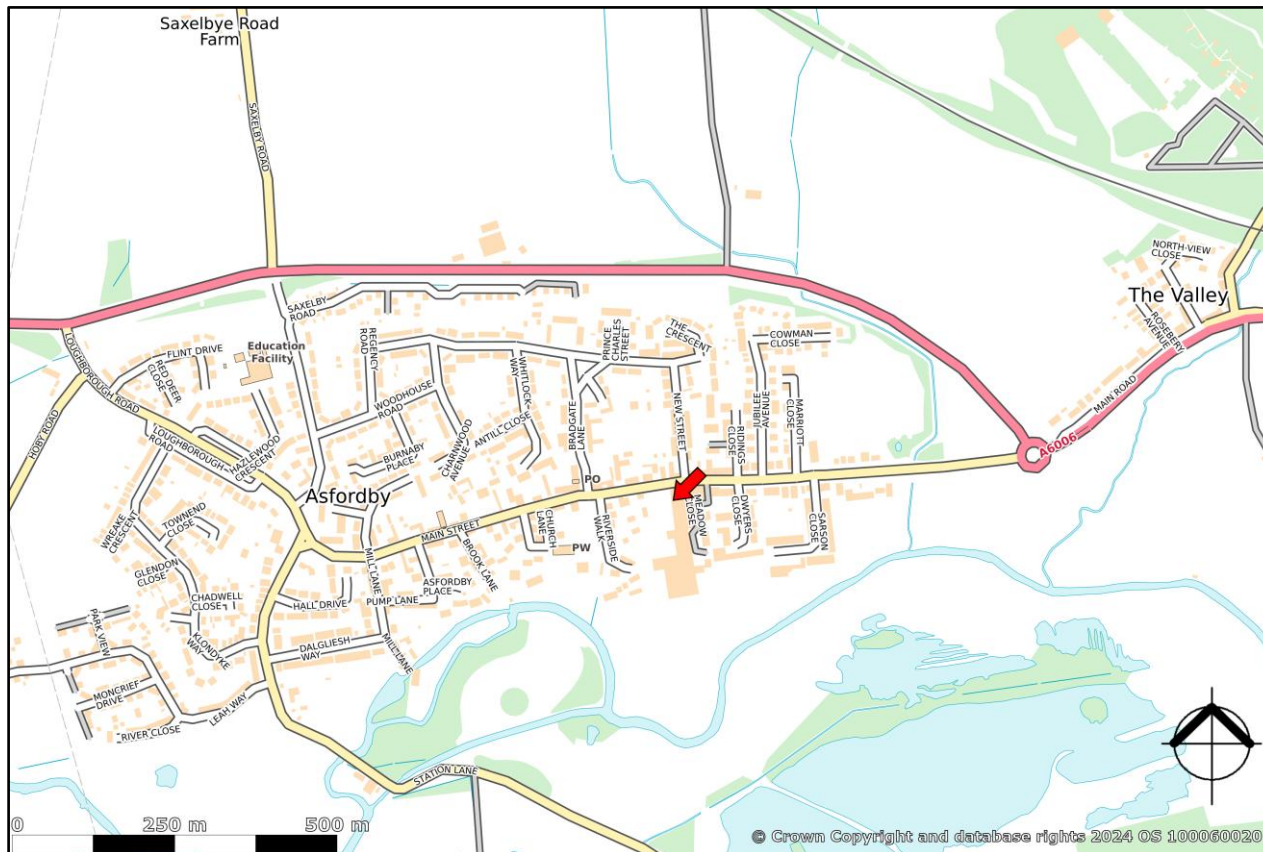
A substantial distribution warehouse site located to the south of Main Street within the village of Asfordby. The property is approximately 2½ miles from central Melton Mowbray and 5½ miles to the west of the A46 Leicester-Newark link.

Asfordby is a predominantly dormitory village. The site is surrounded by residential housing both north-east and west and to the south is agricultural land leading down to the River Wreake.



what3words:

///mows.creatures.dove



CONTACT:

Alex Reid MRICS
alex.reid@matherjamie.co.uk
07976 443720



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations