

Forest Road

Loughborough, Leicestershire, LE11 3NW

John German





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Offers Over £800,000

John German Estate Agents are delighted to be the preferred marketing agent for May Mills House. Sold by Informal Tender, all offers are to be with our Loughborough office by August 27th, 12:00pm.



This exciting development opportunity is in a prime location in Loughborough and has been used as a Care Home for many years. With fifteen en-suite bedrooms, communal living room, dining room and kitchen offering approximately 622m² (6695.2 sq. ft) of accommodation*, the property is ready, subject to planning permission, to be re-developed. Neighbouring property is set aside for student accommodation and this property would certainly fit those criteria.

There is a self-contained flat at the top of the building which has been used by the manager of building and incorporates two bedrooms, living area, kitchen, and bathroom. There is an elevator to all floors, various kitchenettes, and a salon.

We have included some photographs but the only way to appreciate and understand this property and its layout is by booking a tour with our Loughborough office.

The general dimensions for the rooms are listed below:

Ground Floor: Entrance Hall, Resident's Lounge (6.35m x 5.21m), Bedroom 1 (4.82m x 3.56m) with En-suite Shower room/WC, Fitted WC, Bedroom 2 (4.04m x 3.53m) with En-suite Shower room/WC, Dining Room (5.87m x 4.55m), Lobby, Kitchen (4.72m x 4.17m).

Lower Ground Floor: Bedroom 3 (5.17m x 3.13m) with En-suite Shower room/WC, Kitchenette (3.03m x 1.74m), Bedroom 4 (4.06m x 3.95m) with En-suite Shower room/WC, Bedroom 5 (4.94m x 3.31m) with En-suite Shower room/WC, Bedroom 6 (4.95m x 2.74m) with En-suite Shower room/WC, Kitchenette (2.54m x 1.37m) and Store (2.52m x 2.53m).

First Floor: Landing, Bedroom 7 (3.07m x 2.30m) with En-suite Shower room/WC, Bedroom 8 (4.73m x 4.38m) with En-suite Shower room/WC, Bedroom 8 (4.98m x 3.41m) with En-suite Shower room/WC, Salon (3.54m x 2.90m), Bedroom 9 (4.56m x 4.29m) with En-suite Shower room/WC, Bedroom 10 (4.65m x 2.45m) with En-suite Shower room/WC and Kitchenette (1.50m x 1.31m).

Lower First Floor: Hallway, Bedroom 11 (5.17m x 3.14m) with En-suite Shower room/WC, Kitchenette (2.54m x 1.55m), Bedroom 12 (4.06m x 3.97m) with En-suite Shower room/WC, Bedroom 13 (4.96m x 2.74m) with En-suite Shower room/WC and Bedroom 14 (4.98m x 3.32m) with En-suite Shower room/WC 13.1.5

Second Floor: Landing, Dining Hall (5.52m x 2.32m), Living Room (5.55m x 4.77m), Kitchen (3.02m x 2.56m) leading to Bathroom/WC, Bedroom 1 (4.42m x 3.96m) and Bedroom 2 (4.40m x 3.15m).

Outside: There is limited off-street parking to the front and gardens to the rear with patio, planting areas and a lawn with pathway.

In conclusion the property comprises a three-storey semi-detached former residence having been converted to use as a residential institution approximately thirty years ago by the current owner. The property has been substantially altered internally and enlarged at the rear to maximise the number of occupants. We are expecting this opportunity to prove popular, book your tour today with our Loughborough Branch based on Forest Road, a short distance from the property.

*The overall square metre measurements are taken from the Non-Domestic EPC assessment carried out in 2020.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency; www.charnwood.gov.uk/pages/planning_applications

Our Ref: JGA/19072021

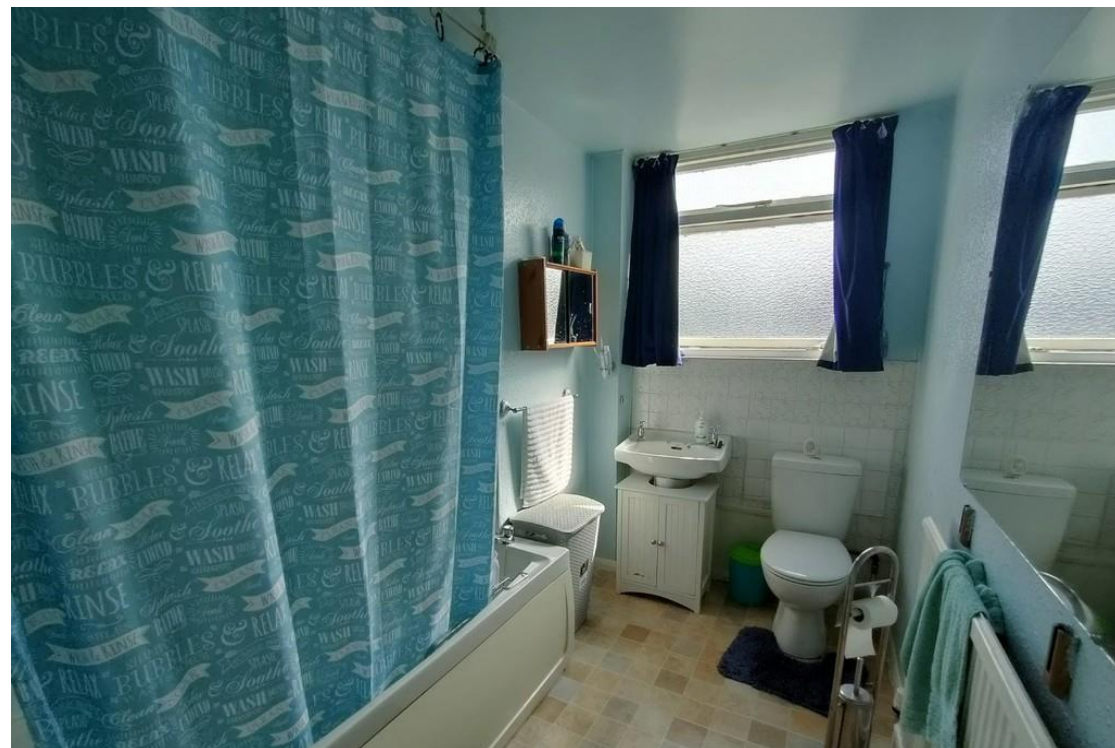
Local Authority/Tax Band: Charnwood Borough Council / Tax Band F















Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

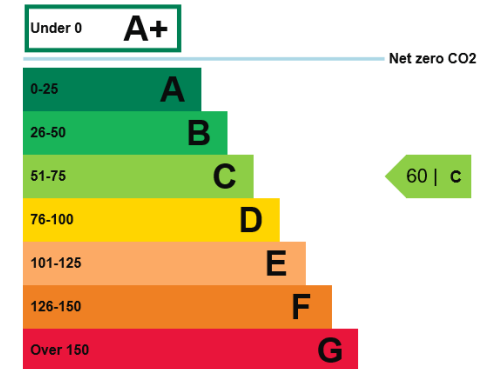
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



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