



**Barn & Land Mill Lane, Willoughby On The Wolds,
Loughborough, LE12 6TE**

£425,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Barn & Land Mill Lane Willoughby On The Wolds Loughborough LE12 6TE

Full planning permission has been granted by Rushcliffe Borough Council for the conversion of an agricultural building into a residential dwelling at Agricultural Barn, Mill Lane, Willoughby on the Wolds, Nottinghamshire (planning reference 24/01001/FUL).

The approved scheme allows for the sensitive adaptation of the existing barn structure into a single private residence, with a range of associated works to support the change of use. These include modifications to the building's external fabric, the installation of doors and windows, provision of services, access improvements, and landscaping.

The property is set within an additional acre of land, offering a generous rural plot that enhances the overall setting and provides ample space for gardens, parking, or potential ancillary uses, subject to the necessary consents.

The development represents a thoughtful reuse of an existing structure, maintaining its rural character while introducing a high-quality home in a desirable countryside location.

AGENTS NOTE

Additional to the 1 acre, there are more acres available for sale - price to be confirmed.







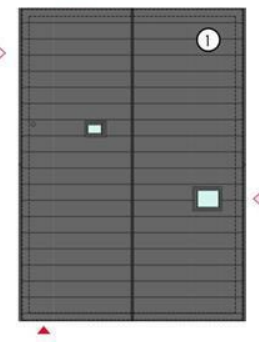
Notes
 All dimensions are unless stated otherwise.
 The drawings are the property of UKSD and shall not be used for any other purpose without the written consent of UKSD.
 The drawings are subject to approval by the relevant authorities.
 The client is responsible for obtaining all necessary planning and building regulations approval.
 The client is responsible for obtaining all necessary planning and building regulations approval.
 The client is responsible for obtaining all necessary planning and building regulations approval.



PROPOSED GROUND FLOOR PLAN 1:100
 GIA: 116m² / 1270 ft²
 GGA: 132m² / 1420 ft²

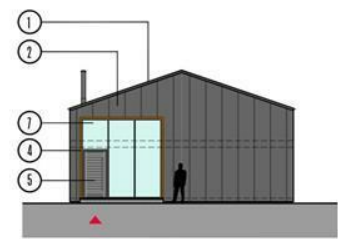


PROPOSED FIRST FLOOR PLAN 1:100
 GIA: 98.5m² / 1060 ft²
 GGA: 132m² / 1420 ft²

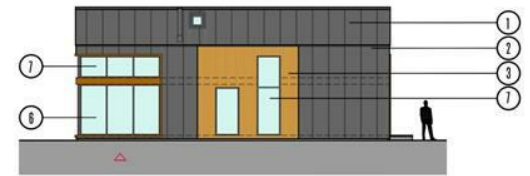


PROPOSED ROOF PLAN 1:100

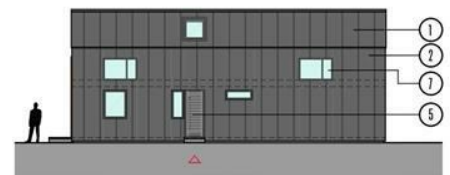
- EXTERNAL MATERIALS**
- 1 BRP: BLACK STONE SLIP CLADDING
 - 2 BRU1: BLACK STONE SLIP CLADDING
 - 3 BRU2: VERTICAL TIMBER CLADDING
 - 4 BRU3: ALUMINIUM TOP CAPS (BLACK)
 - 5 BRU4: COMPOSITE TIMBER SIDING
 - 6 BRU5: BLACK FRAMED GLAZED WINDOW
 - 7 BRU6: FRAMED GLAZED SLIP CLADDING



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



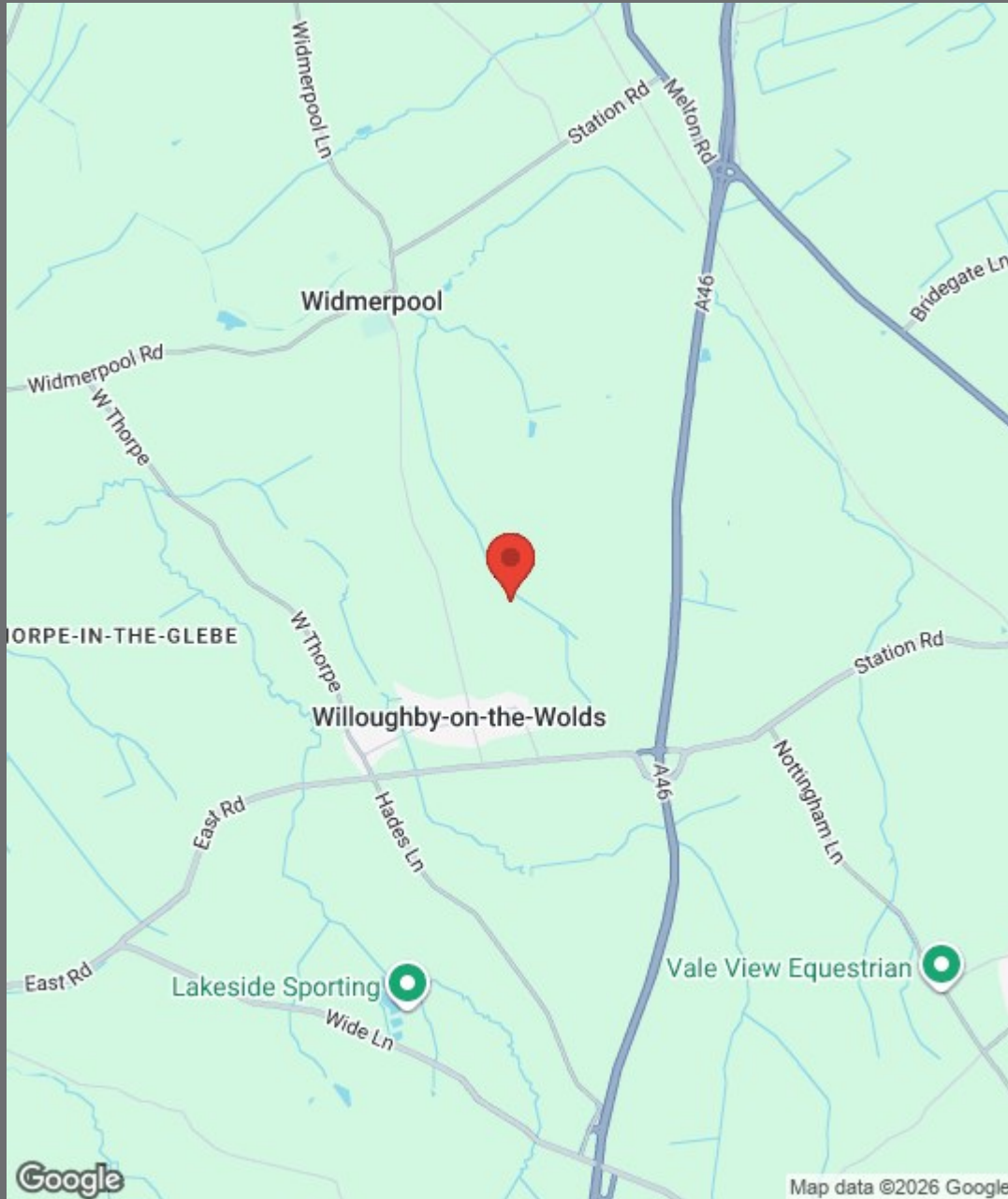
PROPOSED SECTION 1:100

PLANNING

A:00 14-08-22 PLANNING SUBMISSION KT: 004

DATE	14/08/2022	BY	004
NO.	004	NO.	004
JOY HART			
WELLOUGHBY ON THE WOLDS BARN CONVERSION			
PROPOSED PLANS, ELEVATIONS & SECTION			
SCALE	1:100 @ A1	DATE	OCTOBER 2022
NO.	004	NO.	004
DATE	14/08/2022	BY	004

UKSD
 Architectural Design Studio
 Architectural Planning Drawing External Graphics Visualization
 T: +44 (0) 1522 80000
 E: info@ukstdesign.com
 W: www.ukstdesign.com
 8, STAMFORD PLACE, 8000 WALK, LINCOLN, LN4 7DQ



- Full planning approval Rushcliffe Council: 24/01001/FUL
- Residential conversion project
- Existing barn structure
- Single private dwelling
- Scope for bespoke finish
- Generous one-acre plot
- More Land Available
- Desirable rural location
- Willoughby on the Wolds
- Unique build opportunity



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

**Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.