



**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.



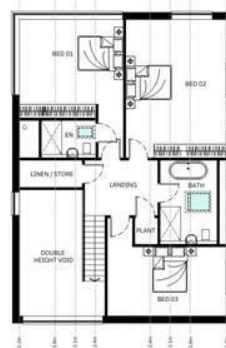




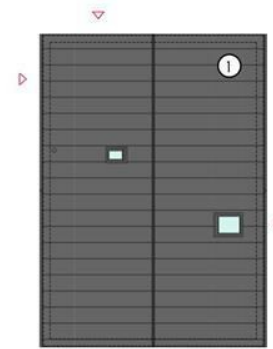
Notes
 All dimensions are given in millimetres unless otherwise stated. The drawings are the property of UKSD and shall remain the copyright of UKSD. The drawings are not to be used for any other purpose without the written consent of UKSD.
 The drawings are subject to the approval of the Planning Department.
 The drawings are not to be used for any other purpose without the written consent of UKSD.
 The drawings are not to be used for any other purpose without the written consent of UKSD.



PROPOSED GROUND FLOOR PLAN
 GFA: 116m² / 1270 ft²
 GCA: 132m² / 1420 ft²

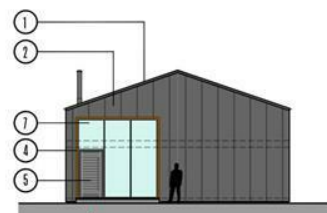


PROPOSED FIRST FLOOR PLAN
 GFA: 96.5m² / 1050 ft²
 GCA: 132m² / 1420 ft²

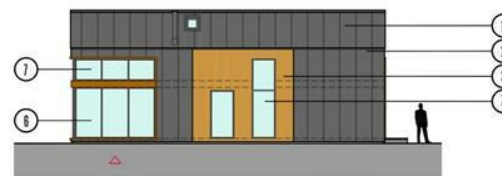


PROPOSED ROOF PLAN

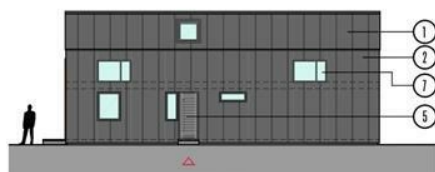
- EXTERNAL MATERIALS
- 1 ROOF: BLACK STANDING SEAM CLADDING
 - 2 WALLS: BLACK STANDING SEAM CLADDING
 - 3 WALLS: VERTICAL TIMBER CLADDING
 - 4 WALLS: ALUMINIUM TRIM CAPS (COLOUR)
 - 5 DOORS: COMPOSITE TIMBER DOORS
 - 6 DOORS: BLACK FRAMED GLAZED WOOD DOORS
 - 7 GLAZING: WHITE GLAZED BLACK FRAMED GLAZING



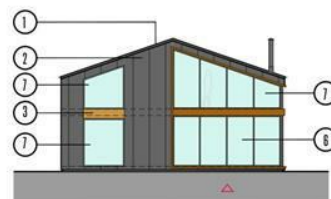
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

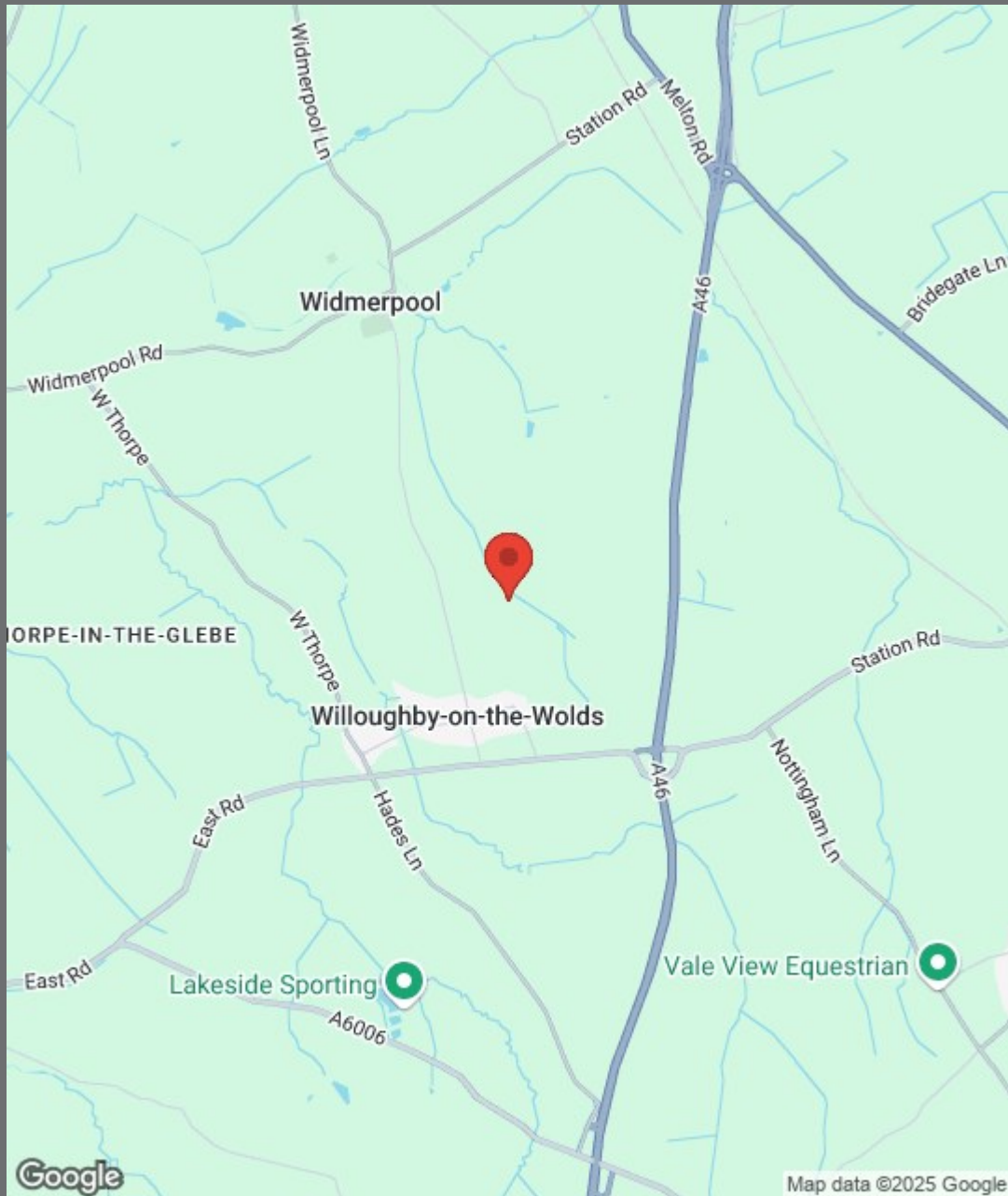


PROPOSED SECTION

PLANNING

APP: 16-08-22 PLANNING SUBMISSION	KT: 004
DATE: 16-08-22	FILE: 1004
PROJECT: 301 HART	
LOCATION: WILLOUGHBY ON THE WOLDS BARN CONVERSION	
PROPOSED PLANS, ELEVATIONS & SECTION	
SCALE: 1:150 @ A3	DATE: OCTOBER 2022
SYMBOL: 1/38	PROJECT: 16-08-22
APP: 16-08-22 PLANNING SUBMISSION	KT: 004
DATE: 16-08-22	FILE: 1004
PROJECT: 301 HART	
LOCATION: WILLOUGHBY ON THE WOLDS BARN CONVERSION	
PROPOSED PLANS, ELEVATIONS & SECTION	
SCALE: 1:150 @ A3	DATE: OCTOBER 2022
SYMBOL: 1/38	PROJECT: 16-08-22
APP: 16-08-22 PLANNING SUBMISSION	KT: 004
DATE: 16-08-22	FILE: 1004
PROJECT: 301 HART	
LOCATION: WILLOUGHBY ON THE WOLDS BARN CONVERSION	
PROPOSED PLANS, ELEVATIONS & SECTION	
SCALE: 1:150 @ A3	DATE: OCTOBER 2022
SYMBOL: 1/38	PROJECT: 16-08-22

UKSD
 Architectural Design Studio
 Architectural Planning & Design
 1.44 10 1022 1022
 1.44 10 1022 1022
 1.44 10 1022 1022
 1.44 10 1022 1022



Promap
LANDMARK INFORMATION

- Conversion of Agricultural Building to Dwelling
- Rushcliffe Council: 24/01001/FUL
- With One Additional Acre
- Superb Rural Location
- There are more acres available for sale - price to be confirmed.



phones.tones.breaches



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.