



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

£425,000

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

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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.







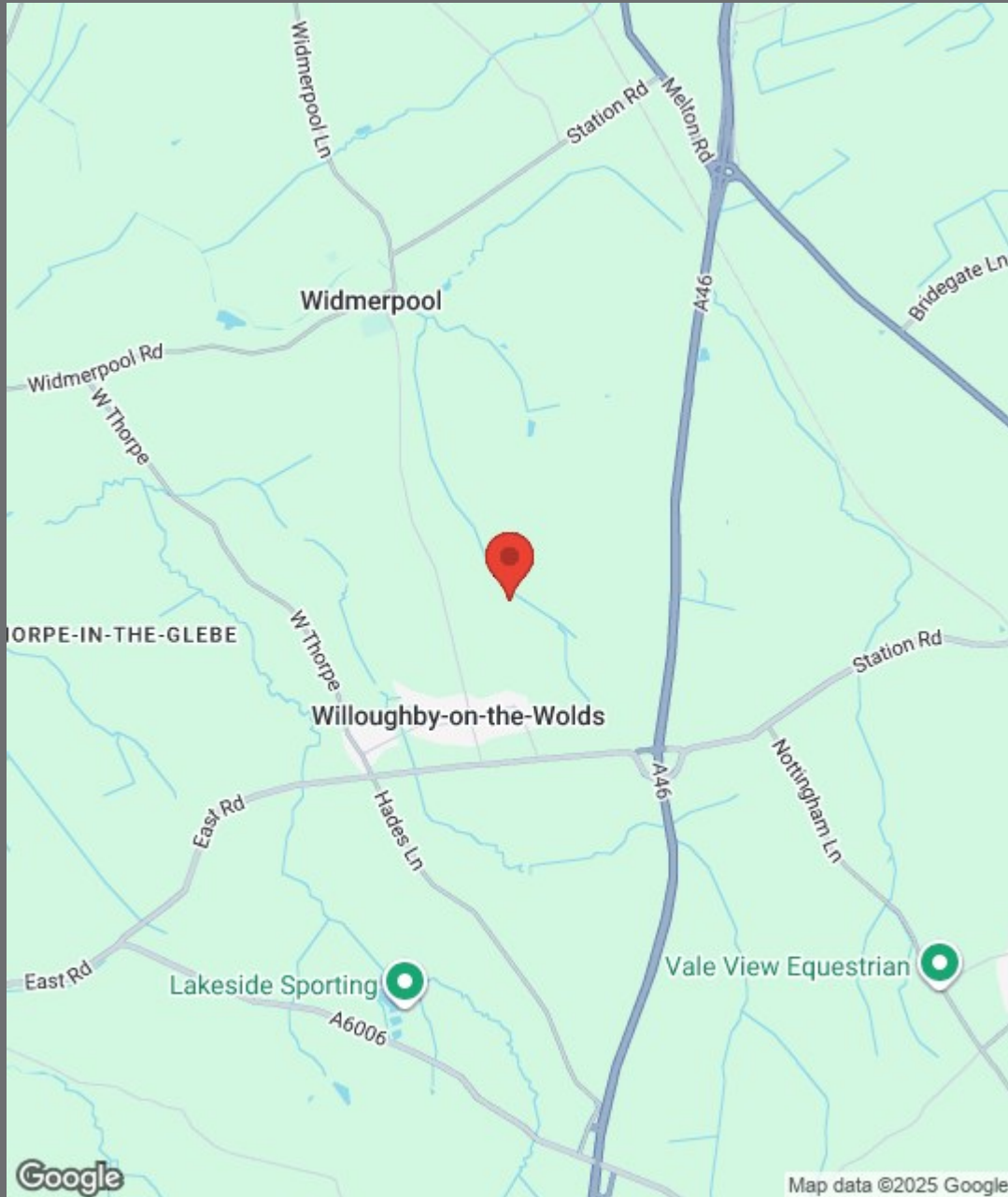
EXTERNAL MATERIALS

- 1 EXTENSIVE PORTLAND
REIN. /
BLACK STAINING SLIP CLADDING
- 2 WALL 1 /
BLACK STAINING SLIP CLADDING
- 3 WALL 2 /
VERTICAL TIMBER CLADDING
- 4 WALL 3 /
ALUMINUM TRIM (COPPER COLORED)
- 5 DOORS 1 /
COMPOSITE TIMBER DOORS
- 6 DOORS 2 /
BLACK STAINED GLASS INFILL DOORS
- 7 GLAZING /
DOORS GLASS BLACK FLUSH CASING



PLANNING

A/E		14-06-22 PLANNING SUBMISSION	KT	BK
No.	Date	Description	Fps	Ticks
1	20/11/2017	JOH NAME WILLOUGHBY ON THE WOLDS BARN CONVERSION		
2	20/11/2017	PROPOSED PLANS, ELEVATIONS & SECTION 1:10 @ A1	OCTOBER 2017	
3	27/08/2018			
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- 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



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

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

Tel: 01664 560181

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