



*Development /
Investment Opportunity
For Sale*

Melton Mowbray Campus of Loughborough College Group

**24 Asfordby Road,
Melton Mowbray, LE13 0HR**

Site Area - 3.5 Acres

Buildings - Circa 122,000 sq ft

Class Rooms / Dance Studio / Library

Includes 340 Seat Theatre + Parking

Freehold

Offers Over £3.5m (just £30/ SqFt)

Melton Mowbray

Melton Mowbray is a Market Town within Leicestershire with a population of 28,000 midway between Nottingham and Leicester.

Melton Mowbray is best known for its Pork Pies and Stilton Cheese.



The Location

The subject site is located in the town centre in a prominent high profile location adjacent to the towns bus station and public car park.

Fronting the A606 Wilton Road is one building part occupied by the Leicestershire County Council library and part vacant.

Fronting Asfordby Road is the main building and Theatre with access to the car park.

The Site

Total Site Area - (3.6 acres)

Frontage to Asfordby Road - 280/0 approx

Frontage to Wilton Road - 150/0 approx

The Buildings

None of the buildings are listed.

The Accommodation

Main College Building	77,500	7,200m ²
The Library Building	34,450	3,200m ²
Theatre	10,300	960m ²
TOTAL	122,000	

Planning

The College, Library and Theatre fall under Planning Class F1.

All interested parties should discuss their specific use with the planning department of Melton Borough Council - melton.gov.uk

Tenure

Freehold with Vacant Possession of all parts other than the Ground floor of the library building which is held by Leicestershire County Council on a long lease at a peppercorn rent. The lease is historic but unsigned. LCC contribute towards the repair of the building.



Main College Building



Main College Building (Internal)

Break up Opportunity

The buildings are in a reasonable state of repair and finish as you will see from the photos, and is set up for a school / college but would equally be appropriate for offices.

The 340 seat theatre has hosted many productions and concerts over the years and could potentially be sold or let as a separate entity, albeit there would be a not insignificant cost in separating the buildings and services.

Options

CPMG Architects have undertaken a desk top study to identify a number of development scenarios, a copy of which is available on request.



Redevelopment Opportunity

Alternatively the buildings could all be demolished and the site redeveloped subject to planning permission.

Redevelopment could include a food store or other retail and leisure uses.

Alternatively the site would suit a Care Home, Retirement Living or Housing.

Please make your enquiries with the Planning Department of Melton District Council.

The Theatre Building



The Theatre Building (Internal)

Flexible Low Cost Accommodation

The low Capital Cost of this building provides an opportunity for an Investor to purchase the property and rent out the constituent parts to a whole variety of users on short leases to generate a significant return on the purchase price.

Further Information

We can provide scale floor plans, photos and drone footage to interested parties.

To View

Viewing days will be on the :-

Thursday 26th February	10am - 1pm
Thursday 12th March	1pm - 3pm

Please make an appointment with the selling agents to view.



The Library Building (Part Vacant)

Energy performance certificate (EPC)

Melton Mowbray Library Wilton Road MELTON MOWBRAY LE13 0UJ	Energy rating	Valid until:	11 January 2036
	E	Certificate number:	2517-3722-1751-5292-4601

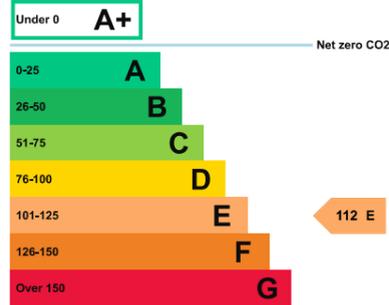
Property type	Non-residential Institutions: Libraries, Museums, and Galleries
Total floor area	2,985 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

EPC Rating Chart

Melton Mowbray Library

Energy performance certificate (EPC)

Melton Theatre Blocks A, B, C, D Asfordby Road MELTON MOWBRAY LE13 0HJ	Energy rating	Valid until:	22 December 2035
	C	Certificate number:	2151-3832-0457-8999-7021

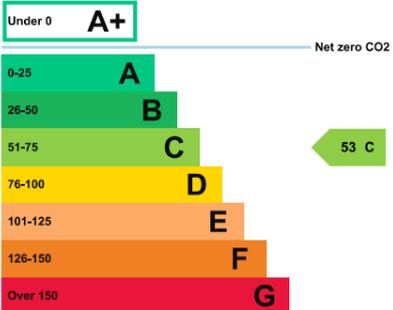
Property type	Non-residential Institutions: Education
Total floor area	8,709 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

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EPC Rating Chart

Melton Theatre Blocks A, B, C + D



Survey Drawings available upon request.

Expression of Interest

Initial expressions of interest are sought by

Friday 27th March

Possession

The sale is to be completed no later than

January 2027

For Information Contact

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