



## FOR SALE

### FORMER WATER PUMPING STATION

Rear of 59 Mayfield Way,  
Barwell, LE9 8BL

For Sale by Informal Tender to be  
received by Friday 1 November 2024



Accessed from a public footpath



Timber double door access



2.6m eaves height



GIA - 268 sq ft (24.9 sq m)



## LOCATION

The subject property is accessed from a public footpath emanating from Shilton Road and linking with Meadow Road and Chesterfield Way in Barwell. Please note there is no vehicular access to the property.

Barwell is a village lying approximately 2¾ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to junction 21 of the M1 at Leicester.

## DESCRIPTION

The subject property comprises a former water pumping station, of brickwork construction surmounted by a pitched tiled roof, accessed from a public footpath emanating from Shilton Road in Barwell.

Internally, there is tiled flooring with an inspection pit and timber double door access. The eaves height is approximately 2.6m. Externally, the property is enclosed by timber fencing.

The property may offer redevelopment potential for a variety of uses, subject to planning permission and relevant local authority consents.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

|        |       | SQ FT     | SQ M      |
|--------|-------|-----------|-----------|
| Ground | Store | 268       | 24.9      |
|        |       | 268 Sq Ft | 24.9 Sq M |

## SERVICES

We are advised mains electricity and water are available to the property however these may have been disconnected. Prospective purchasers are to satisfy their own enquiries as to which services are available to the property.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: unavailable

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The subject property is offered for sale by Informal Tender, with a guide price of £25,000.

Offers in writing must be sent by 12 noon on Friday 1 November 2024 to our offices as follows:

Ward Surveyors Ltd  
20 Station Road  
Hinckley  
Leicestershire  
LE10 1AW

Envelopes must be sealed and must be marked Informal Tender Rear of 59 Mayfield Way.

The details of the offer must include the following:

1. The name, address and daytime telephone number of the party making the offer.
2. The amount of the offer in words.
3. The name and address of the solicitors who will act on the prospective purchasers behalf if they are successful.
4. Confirm that the prospective purchaser has the funds to

proceed to an exchange of contracts within four weeks of receiving a contract from the vendor's solicitors.

Prospective purchasers should note that the vendor reserves the right not to accept the highest, or any, offer made.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Not required.

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

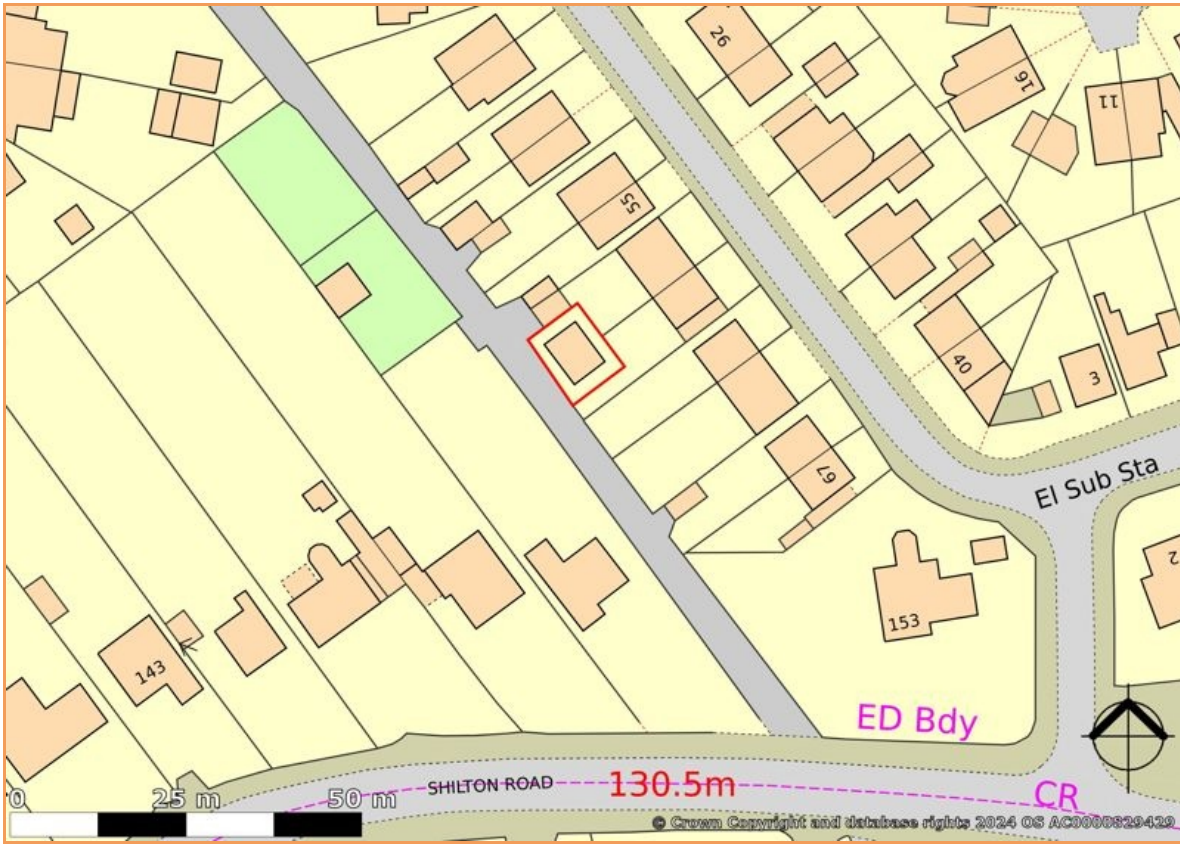
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



Ward Surveyors Limited - Registered in England No.4567836