



## FOR SALE

### INDUSTRIAL BUILDING

Unit 10 Stapleton Lane,  
Barwell, LE9 8HE

For Sale by Informal Tender



Tender Date Friday 27 March 2026



Brickwork construction



Timber loading doors



GIA - 875 sq ft (81 sq m)



## LOCATION

Stapleton Lane is one of the principal roads into the village of Barwell and the village centre is in close proximity to the village centre. The subject property situated between an engineering factory and residential dwellings.

Barwell is a village lying approximately 2 ¼ 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 is shown on the attached title plan and comprises a small industrial building of solid brick construction surmounted by a combination of pitched and hipped tiled and asbestos clad roofs.

The unit benefits from timber loading doors to the front elevation, solid concrete floors and mains electricity.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Front Workshop	428	39.76
Ground	Middle Workshop	253	23.5
Ground	Rear Workshop	194	18.02
		874 Sq Ft	81.19 Sq M

## SERVICES

We have been informed the property benefits from mains electricity.

## 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 property is offered for sale by Informal Tender with a guide price of £75,000.

Offers in writing must be sent by 12 noon on Friday 27 March 2026 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 Stapleton Lane.

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

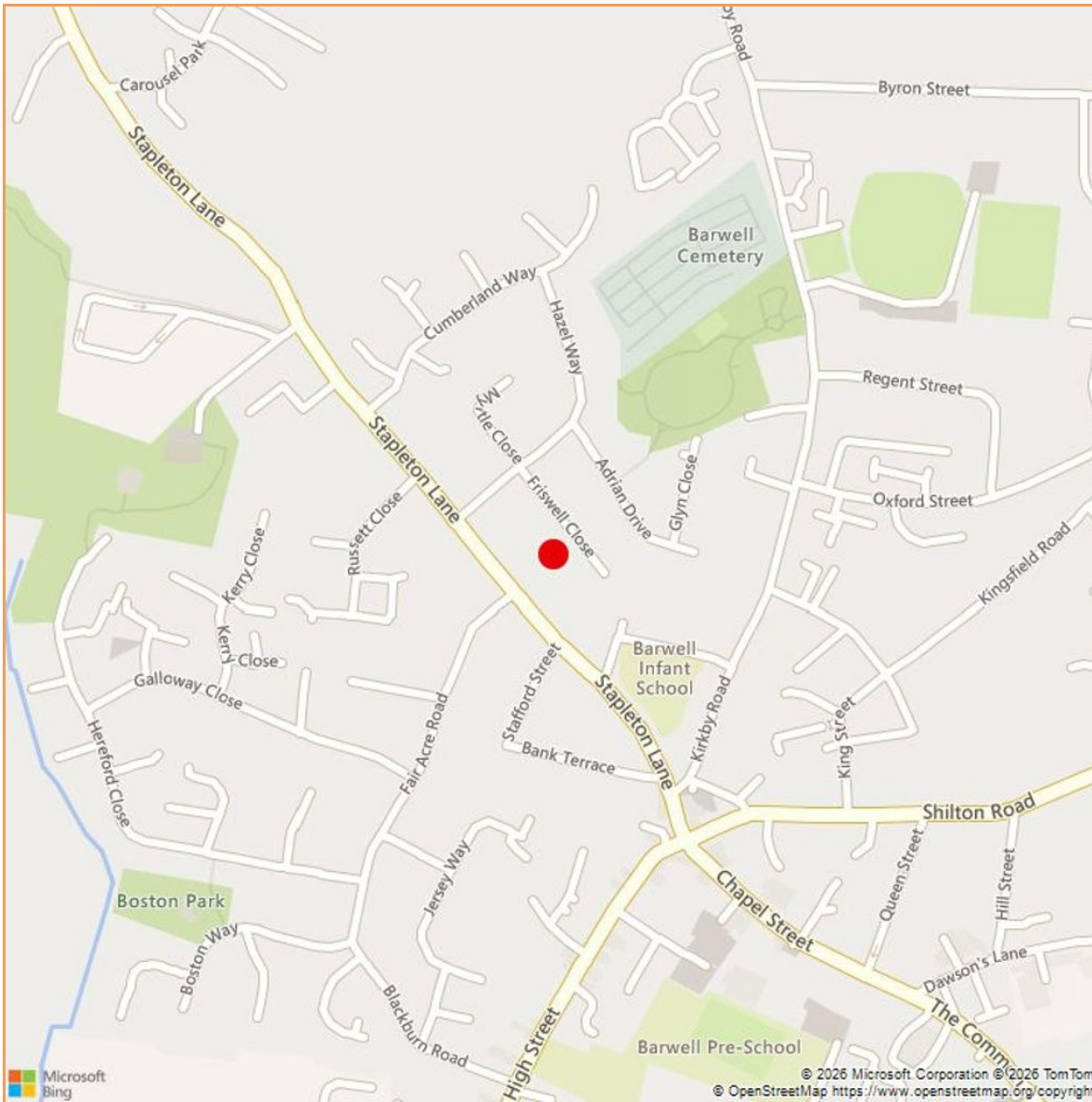
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

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



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