

Canal Lane

Hose, Melton Mowbray, LE14 4JF

SHEPHERD
COMMERCIAL



FOR SALE

10.40 ACRES
(4.21 HECTARES)

£4,000,000

A 10.4 acre site on the edge of Hose, Melton Mowbray with pre-app drawings for 128 dwellings along with commercial premises.

- Significant GDV
- 52,000sqft existing warehouse
- Brownfield site
- New Melton Mowbray distributor road nearby

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Summary

Available Size	10.40 Acres / 4.21 Hectares
Price	£4,000,000
Service Charge	N/A
Estate Charge	N/A
EPC	D

Description

The former Electro Motion facility of 52,000sqft within 10.4 acres of brownfield land, with outline planning for 128 dwellings along with commercial and retail premises - with further scope for additional apartments.

Location

Hose village is situated in north-east Leicestershire, approximately 15 miles east of Nottingham and 6 miles north of Melton Mowbray. The property is positioned on Canal Lane, around 6 miles south-east of the A46 Cotgrave interchange and 11 miles north-east of the A46 Six Hills interchange. For lorry access to the factory, Meadow Lane provides a more suitable route than passing through the village itself.

The location offers convenient connections to East Midlands Airport via Rempstone and Kegworth. Melton Mowbray, a growing market town with a population of 25,000—rising to 45,000 across the borough—is undergoing significant expansion, including new housing developments and the construction of the Melton Distributor Road, which commenced in spring 2020. The town also benefits from strong rail connections to Leicester and Peterborough, with intercity train services to London available from both Grantham and Leicester.

Viewings

Strictly by appointment with Shepherd Commercial

Existing Building

The property consists of a mid-20th-century former steel fabrication facility, constructed with a double-span steel portal frame beneath pitched roofs. The warehouse features a manufacturing-grade concrete floor and boasts a generous 10m eaves height. At the front, a two-story brick-built office section is attached, incorporating a spacious reception area alongside a mix of open-plan and cellular workspaces. The offices are fully carpeted and painted, benefit from UPVC double glazing, and are accessed via a large parking area secured with double entry gates leading onto Canal Lane.

The factory is equipped with four roller shutter doors for access, while the production area benefits from multiple overhead cranes, including a 20-ton unit and several with a 5-ton capacity. Additional office accommodation is integrated along the side of the manufacturing space, incorporating WCs, a canteen, storage rooms, and a combination of open-plan and demountable offices, all fitted with suspended ceilings.

Please Note:

- This drawing may be printed and used FOR PLANNING PURPOSES.
- All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to Pete Orton Developments.
- The site boundary shown is the best obtained from available data and does NOT represent legal ownership.
- All dimensions in mm unless otherwise stated.



Indicative Visuals



Indicative Visuals

C. Amends to clients comments 02-11-23
B. Amends to clients comments 12-01-23
A. Amends to clients comments 04-10-22
Revisions:

**PETE ORTON
DEVELOPMENTS**

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Project:
Sketch Layout

Client:
In-House Development

Initial Sketch Layout

Drawing By: AL Checked By: BG

Date: 20-02-22 Scale: 1:5000A1

Drawing Number: 1506/01 Revision: 0



Short on time? Ask for a quick summary

Legend
108 No. 1 and 2 bedroom extra care sheltered housing units.
20No. 1 and 2 bedroom bungalows
Retail and community space with potential for 1 and 2 bedroom apartments above.

Public Footpath to connect to bridleway

CANAL LANE

Track

