

FOR SALE

Industrial Facility/Development Site



TUXFORD & TEBBUT CREAMERY, THORPE END,  
MELTON MOWBRAY, LE13 1RE



- Existing industrial facility
- Potential development site
- Close to Melton Mowbray town centre
- Close to junction with Saxby Road

Price: £1,750,000

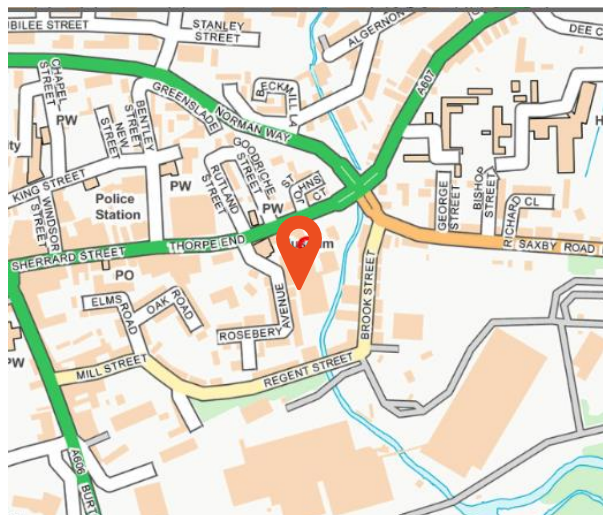
2.445 Acres

(0.99 Hectares)

(5209 m2/55977 sq ft)



# TUXFORD & TEBBUT CREAMERY. THORPE END, MELTON MOWBRAY, LE13 1RE



## LOCATION

The property occupies a prominent position at the junction of Thorpe End and Saxby Road on the edge of Melton Mowbray town centre mid-way between the A46 and A1 motorway, approximately equidistant between the larger centres of Leicester and Nottingham. The immediate vicinity comprises residential and commercial users. Nearby occupiers include Morrisons Supermarket, MacDonalds and United Carpets. The site has dual access with access available off Brook Street.

## DESCRIPTION

The site comprises an array of buildings including offices and manufacturing space. There is also a car park area at the junction of Saxby Road and Thorpe End. The buildings are of a variety of ages and a variety of constructions/

## ACCOMMODATION

|                      | m2          | ft2          |
|----------------------|-------------|--------------|
| Ground Floor Offices | 132         | 1425         |
| First Floor Stores   | 113         | 1216         |
| WC                   | 19          | 204          |
| Ground Floor Works   | 2723        | 29310        |
| First Floor Canteen  | 67          | 726          |
| Changing Room        | 130         | 1300         |
| WC                   | 65          | 700          |
| Meeting Room         | 160         | 1722         |
| Ground Floor Store   | 208         | 2239         |
| Ground Floor Store   | 337         | 3627         |
| First Floor Store    | 337         | 3627         |
| Ground Floor Store   | 55          | 592          |
| Ground Floor Store   | 547         | 5888         |
| First Floor Store    | 219         | 2357         |
| Ground Floor Office  | 47          | 506          |
| Ground Floor Store   | 50          | 538          |
| <b>TOTAL</b>         | <b>5209</b> | <b>55977</b> |

## SERVICES

We understand that mains services are available, but purchasers should make their own enquiries of the relevant authorities. There is a water course known as Scafford Brook which runs through the site between Saxby Road and Regent Street to the South.

## RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

| Rateable Value (2023) | Estimated rates payable |
|-----------------------|-------------------------|
| £138,000              | £69,000                 |

## PLANNING

The property has been used for manufacturing purposes manufacturing Stilton cheese for many years. The current planning is, therefore, for manufacturing use. Interested parties should make their own detailed enquiries of the local planning office.

## TERMS

Offers are invited at in excess of £1,750,000.

## TENURE

Freehold.

## VAT

This transaction will be subject to VAT to be charged on the purchase price.

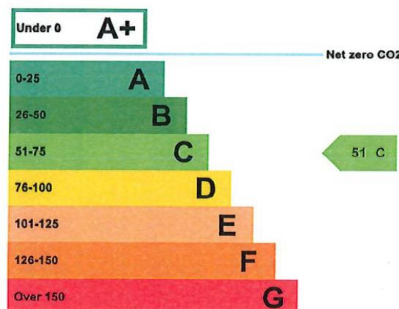
## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

### Energy rating and score

This property's energy rating is C.



## VIEWING

Access onto the site is strictly By appointment only with Nabarro McAllister & Co Ltd.

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

April 2025

**Nabarro McAllister**









#### **Subject to Contract**

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

**Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY**

© [OpenStreetMap contributors](#)

