



Sparrow Hill | | Loughborough | LE11 1BT

Guide price £180,000





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An exceptional opportunity to acquire this Freehold Residential/Commercial building, located within the much sought after Historic part of Loughborough Town Centre in a Conservation Area. The property offers a ground floor CLASS 'E' premises with a classic shopfront, rear shop area and a kitchen with adjacent w/c. To the first floor is a self contained maisonette with separate rear access through a shared courtyard, with the property having double bedroom, lounge, shower room and kitchen. There is plentiful on street parking nearby with a Residents Permit needed. No Chain. The property also has Planning Permission for a Change of use from Retail unit (Use Class E) and one-bedroom flat to two-bedroom dwelling (Use Class C3) ,Application No: P/24/2335/2 | Decided: 13 February 2025

- Outstanding Investment Opportunity
- Planning Permission for Conversion
- No Chain
- Shop Premises to the Ground Floor
- Residents Permit Parking
- Residential/Commercial Property
- Town Centre Location
- Class Use 'E'
- One Bedroom Maisonnette
- Viewing By Appointment

#### Shop

Set with a classic window display area and front entrance door from the street, with a storm porch, there is a good amount of space with timber flooring and some character features.

#### Rear Shop

A further area providing additional working or display space, with a door to -

#### Kitchen

Providing a small range of typical kitchen facilities and a door to the rear courtyard.

#### W/c

Fitted with a low level flush w/c and wash hand basin.

#### Maisonette

The Maisonette has its own separate entrance door to the rear, accessed through an electric secure gated courtyard.

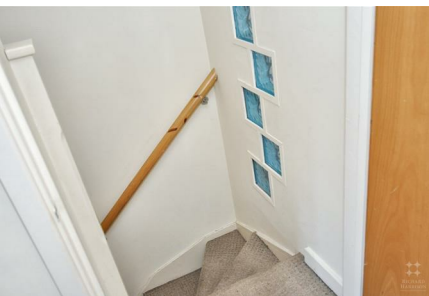
#### Entrance Hall

With door and a staircase rising to the first floor.





Quasi-  
Residential/Commercial  
Freehold Property



### Lounge

A spacious lounge with window to the rear.

### Kitchen

Providing a range of facilities, dining area and window to the rear.

### Bedroom

A generous sized bedroom, with window to the front.

### Shower Room

With a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle.

### Outside

The property owns a portion of the courtyard and 2 outbuildings, the courtyard is laid out in an open plan style and there are rights of access for neighbouring property.

### The Area

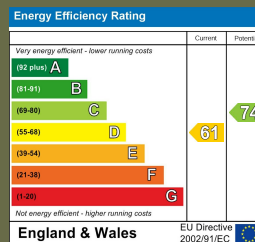
Set at the heart of the town centre of this vibrant and bustling University Town. There are a range of shops and facilities on the doorstep, with excellent road access and public transport. The nearby Loughborough Midland Mainline Railway Station provides direct link to London St Pancras in approx 1hr40mins.

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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