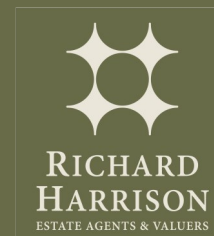




# The Old Butchers Development Opportunity

Cobden Street | | Loughborough | LE11 1AF

Auction Guide £295,000



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Cobden Street |

Loughborough | LE11 1AF

Auction Guide £295,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000  
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A rare and exciting opportunity to purchase this large terraced property, incorporating a former Butchers Shop and associated outbuildings, set upon 0.2 acres at the heart of the town centre with vehicular access at the rear along Pinfold Jetty (designated as a Byway Open To All Traffic). This unique opportunity poses huge development potential for residential and/or commercial usage (subject to planning permissions). The existing house consists of 3 bedrooms and 3 reception rooms, in addition to the former Butchers Shop. There is a large garden to the rear, with a range of outbuildings.

- Unique Development Opportunity
- FREEHOLD INVESTMENT
- Subject to Planning Permissions
- Former Butchers Shop
- Immediate 'exchange of contracts' available
- Town Centre Location
- Outstanding Potential
- Three Bedroom Terraced House
- Associated Outbuildings
- Being sold via 'Secure Sale'

Entrance Hall

Bathroom

Lounge

Shower Room

Former Butchers Shop

Additional Rooms

Snug

Outside

Dining Room

Outbuildings

Garden Room

The Area

Kitchen

Extra Information

First Floor Landing

Extra Information

Bedroom 1

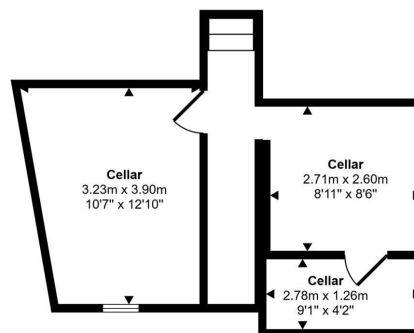
Auction Info

Bedroom 2

Auction Info

Bedroom 3

Auction Info



Cellar  
Approx 28 sq m / 302 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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