



## The Old Butchers Development Opportunity

Cobden Street | Loughborough | LE11 1AF

£400,000

# The Old Butchers Development

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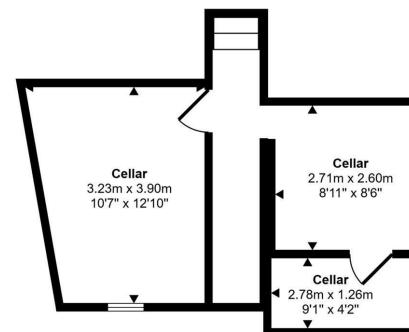
£400,000

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
- Extensive Neighbouring Developments
- Subject to Planning Permissions
- Former Butchers Shop
- 0.2 Acre Plot
- Entrance Hall
- Lounge
- Former Butchers Shop
- Snug
- Dining Room
- Garden Room
- Kitchen
- First Floor Landing
- Bedroom 1
- Bedroom 2
- Town Centre Location
- Outstanding Potential
- Three Bedroom Terraced House
- Associated Outbuildings
- No Upward Chain
- Bedroom 3
- Bathroom
- Shower Room
- Additional Rooms
- Outside
- Outbuildings
- The Area
- Extra Information
- Extra Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(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	



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 Make Snappy 360.

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