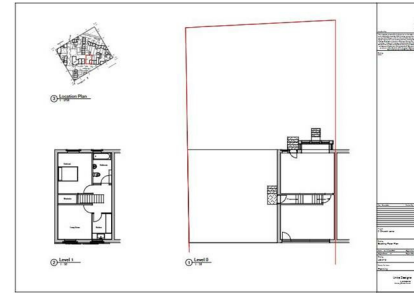


Church Lane, Newsome, HD4 6JE  
 Auction Guide £220,000  
 Council Tax Band: A



| NO. | REVISION                   | DATE       | BY   | CHKD. |
|-----|----------------------------|------------|------|-------|
| 1   | Issue for Planning         | 10/10/2023 | U.D. | U.D.  |
| 2   | Issue for Building Control | 10/10/2023 | U.D. | U.D.  |
| 3   | Issue for Construction     | 10/10/2023 | U.D. | U.D.  |
| 4   | Final Issue                | 10/10/2023 | U.D. | U.D.  |

2 Church Lane  
 Newsome, Leicestershire  
 LD21 3TD  
 U.D. Design  
 U.D. Design

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000

Open House Estate Agents are proud to be selling this Commercial Property with living quarters on the First Floor and a thriving business on the Ground Floor with a long term tenant attached, in the popular thriving location of NEWSOME.

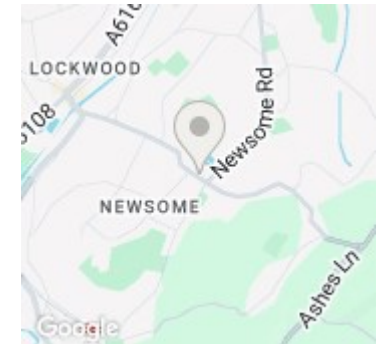
The Property occupies an end plot with a large plot of land which has PLANNING PERMISSION GRANTED for an additional building of the same dimensions, thus providing an excellent investment opportunity to create a further Commercial/Domestic property next door.

This is really one not to be missed as an Investor seeking a property with a Long Term Commercial Tenant in Situ providing regular income, as well as the permission to build a further investment building on the current plot.

Call us now to arrange your viewing - Our lines are Open 24 hours a day, 7 Days a week to take your call !!



Open House Huddersfield



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      |           |
| (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 |           |