



## Development Site - 5 Granby Street, Loughborough LE11 3DU

Development site in  
Loughborough town centre -  
Guide Price £350,000

PP for Retail Unit plus 9  
Apartments over 4 floors - Total  
570 Sq m

- Development site in Loughborough town centre - Guide Price £350,000
- Lapsed PP for Retail Unit plus 9 Apartments over 4 floors - Total 570 Sq m
- 94m<sup>2</sup> Double fronted Retail Unit facing Granby Street
- 4 x 1 bedroom and 5 x 2 bedroom apartments over 4 floors
- Original Planning permission Granted 3rd April 2023
- 60m from Cattle Market Retail Outlets, Car Parks Nearby

# Development Site - 5 Granby Street, Loughborough LE11 3DU

## Summary

Size - 240 sq m  
Price - Offers in the region of £350,000  
Business Rates - Vacant building plot  
Legal Fees - Each party to bear their own costs  
VAT To be confirmed  
EPC exempt - No building present  
Car Parking - The building occupies the entire site and there is no additional parking.

## Description

The property benefits from a recently lapsed outline planning permission for a 4 storey property consisting of a Retail unit and 1 bed apartment to the Ground Floor with 3 Apartments (2 x 2 bed and 1 x 1 bed) to the First Floor, 3 Apartments (2 x 2 bed and 1 x 1 bed) to the Second Floor and 2 Apartments (1 x 2 bed and 1 x 1 bed) to the Third Floor.

Plans and details are available upon request.

## Location

Located just 60m off the main pedestrianised town centre of the popular market and university town of Loughborough in the Charnwood Borough of Leicestershire. The town has a population in the region of 60,000 making it the largest settlement outside of the County capital of Leicester. The Town lies on the A6 and is approximately midway between Leicester and Nottingham. Loughborough is home to Loughborough university, an excellent facility that boasts one of the largest sports scholarship schemes in the UK.

Good road and rail links to surrounding towns and cities, with the M1, M42 and M69 / M6 all within a 20-mile radius and direct rail access to St Pancras station.

## Terms

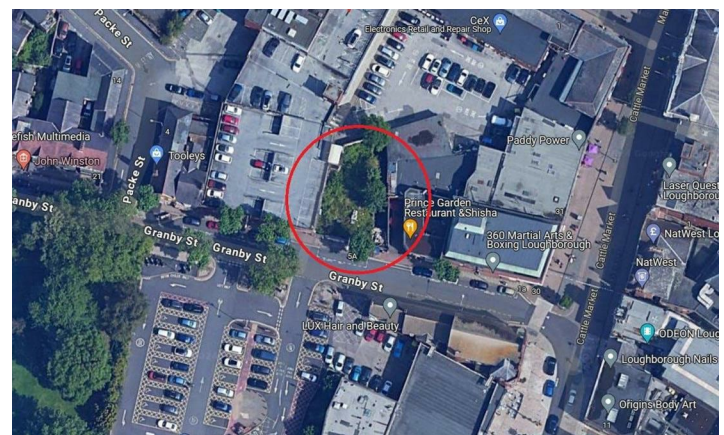
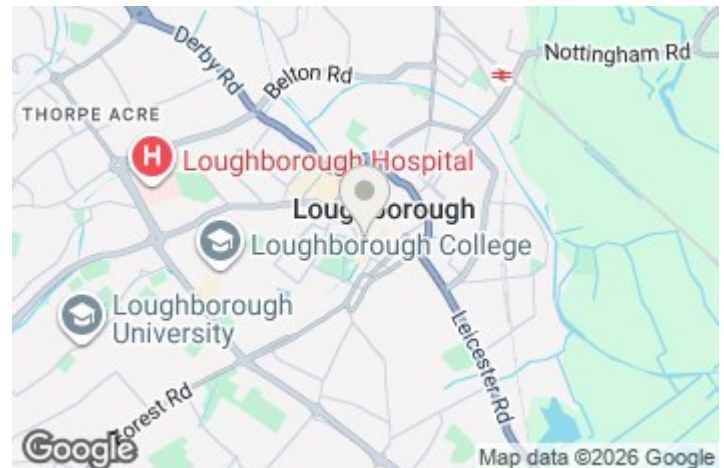
Offered for sale freehold

## Legal Costs

Both Parties will be responsible for their own legal costs.

## Finance

Finance may be available through Independent Financial Brokers and P&F Commercial would be please to make an introduction for you. The Brokers are completely Independent of P&F Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



## Viewing and Further Information

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