



Derby Road, Loughborough

welcome to

Derby Road, Loughborough

A FANTASTIC INVESTMENT OPPORTUNITY with scope for further development! We are delighted to offer for sale this detached property which is currently split into two individual apartments with PLANNING CONSENT APPROVED for a further apartment, currently generating £15,000 per annum in rental income.

201a

Apartment 201A -

A ground floor apartment currently rented out on an assured shorthold tenancy until 3rd August 2024, generating an income of £7,500 PA.

201b

Apartment 201B -

A first floor apartment currently rented out on an assured shorthold tenancy until 5th June 2024 generating an income of £7,500 PA.

Planning Consent

There is planning consent granted for the creation of a second floor, third apartment which can be found under planning reference P/23/0321/2 at Charnwood borough council.





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welcome to

Derby Road, Loughborough

- FANTASTIC INVESTMENT
- TWO SELF CONTAINED FLATS
- PLANNING CONSENT FOR THIRD FLAT GRANTED
- GREAT LONG TERM INVESTMENT
- CURRENTLY RENTED OUT

Tenure: Freehold EPC Rating: Exempt

£225,000

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Property Ref:
LBH113103 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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