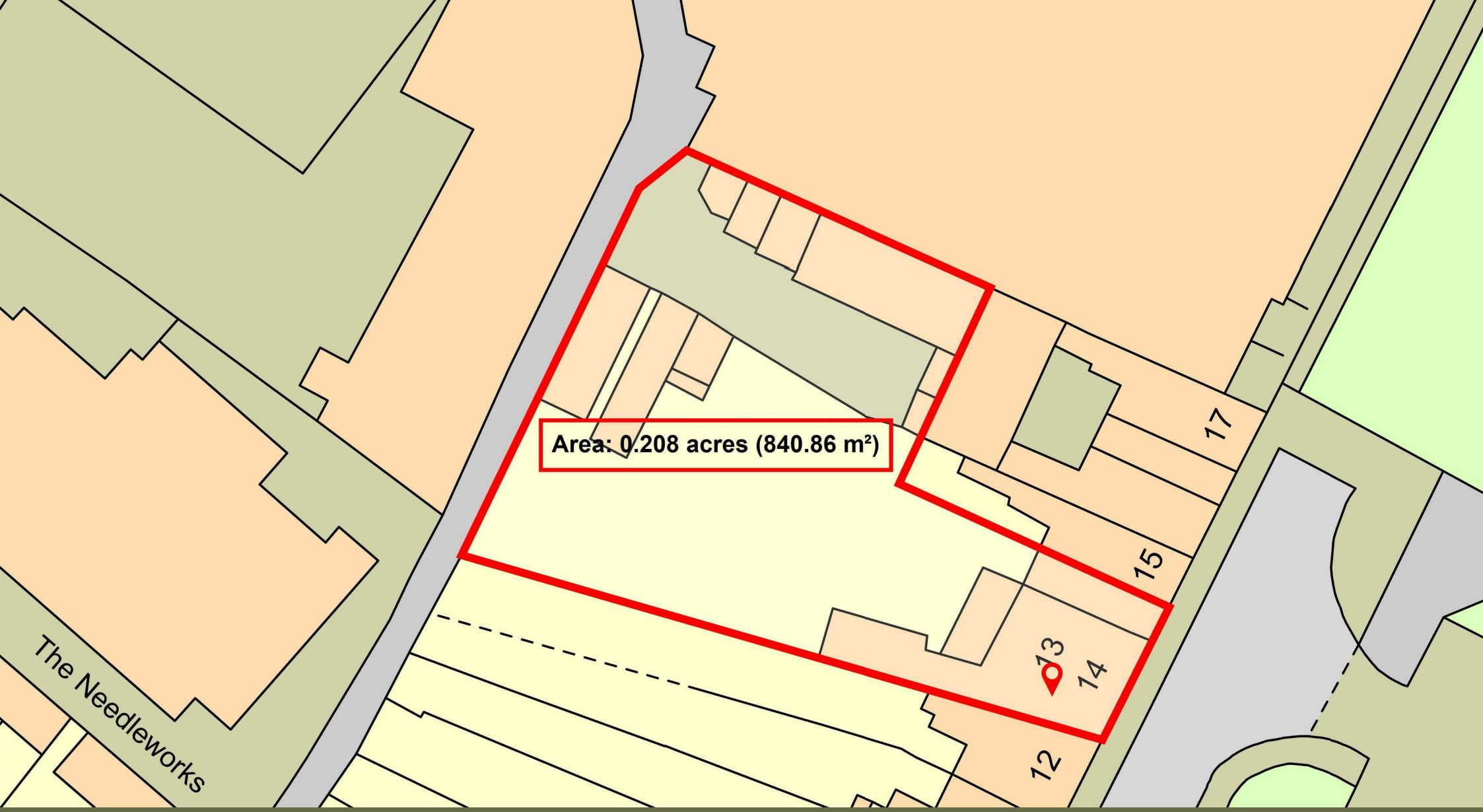


The Old Butchers Development Opportunity

Cobden Street | | Loughborough | LE11 1AF

Auction Guide £210,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

The Old Butchers Development Opportunity

Cobden Street |

Loughborough | LE11 1AF

Auction Guide £210,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000
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
With staircase to the first floor and access to-

Lounge
With window to the front and feature fireplace.

Former Butchers Shop
With an internal door from the hallway, a shop window and door frontage onto Cobden Street and a door to the covered side passage. The shop is very much in its original format, with fittings reminiscent of the original Butchers Shop.

Snug
With window to the rear and fireplace.

Dining Room
With a window to the rear, door to an inner lobby, which in turn gives way to the lean to Garden Room and staircase to the extensive Cellar.

Garden Room
A timber framed lean-to Garden Room overlooking the garden.

Kitchen
Fitted with a range of wall and base mounted units and laminate worktops. There is a window to the side and a door to the garden.

First Floor Landing
Giving way to -







"A unique development opportunity"











Bedroom 1
A spacious double bedroom with window to the front.

Bedroom 2
A large double bedroom with window to the front.

Bedroom 3
A spacious double bedroom with window to the rear.

Bathroom
Fitted with a low level flush W/c, wash hand basin, bath and shower.

Shower Room
Fitted with a low level flush W/c, wash hand basin and shower cubicle.

Additional Rooms
To the rear portion of the property, there are two further first floor rooms, as yet undeveloped and intended to be a potential bedroom and bathroom. This could be continued as part of a wider development project.

Outside
The property fronts Cobden Street with an entrance door to the house and a separate 'shopfront' door to the old Butchers Shop. There is also a timber gated archway giving access front to rear, this also forms a shared pedestrian right of way for the neighbouring property. The rear garden is quite attractive, with a vast array of shrubs, plants and trees, lawn and patio. There is a timber cattle gate to the hardstanding area and outbuildings.

Outbuildings
A unique feature of this property is the vast range of outbuildings associated with the property's former function as the home, shop and workplace of a traditional Butchers. The outbuildings consist of various livestock keeping, handling, slaughter and processing buildings. There is a large garage and former cold store. These outbuildings lead out onto a concrete hardstanding area, with vehicular gated access onto Pinfold Jetty, in turn leading to Pinfold Gate. We understand Pinfold Jetty to be adopted by the Leicestershire Highways Authority and designated as a B.O.A.T. (byway open to all traffic) broadly meaning that it can be used by Pedestrians, Cyclists, Horse Riders and Motorised Vehicles. Any purchasers looking to develop the property are advised to make their own enquires and due diligence to ascertain the possibilities. Any development may be subject to necessary planning permissions and/or building regulations approval.

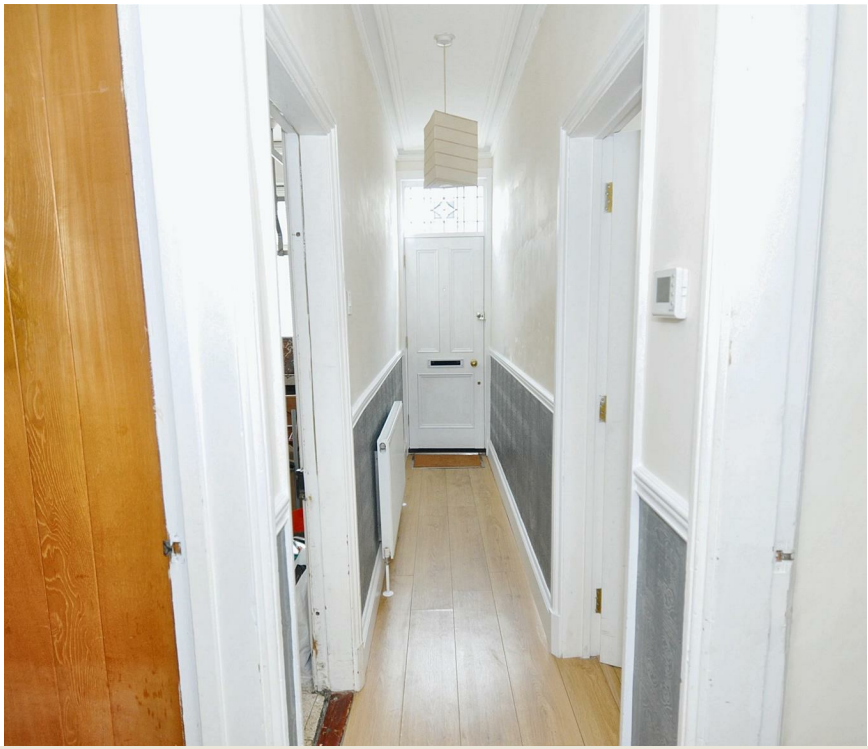
The Area
The property is set in a long established area of the town centre, surrounded by an eclectic mix of residential and commercial properties. Cobden Street is easily accessed from the new A6 Inner Ring Road. The property sits in a position only 5 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 15-20 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 20 min walk away.

Extra Information
The property is situated in the Loughborough Hastings Ward and is therefore subject to Selective Licensing with Charnwood Borough Council.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.


where you treat your
friends like family and
your family like friends









Auction Info
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and
are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction
terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The
Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being
shared between both any marketing agent and The Auctioneer in order that all matters can be dealt
with effectively.

Auction Info
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will
be required to adhere to a verification of identity process in accordance with Anti Money Laundering
procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with
the law.
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied
by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will
typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

Auction Info
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold
prior to the end of the auction.
A Legal Pack associated with this particular property is available to view upon request and contains
details relevant to the legal documentation enabling all interested parties to make an informed
decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’
commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding
with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts
the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the
purchase price of the property. The deposit will be a contribution to the purchase price. A non
refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc
VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the
agreed purchase price and consideration should be made by the purchaser in relation to any Stamp
Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to
pass their details to third party service suppliers, from which a referral fee may be obtained. There is
no requirement or indeed obligation to use these recommended suppliers or services.





"Set at the heart of the town centre"



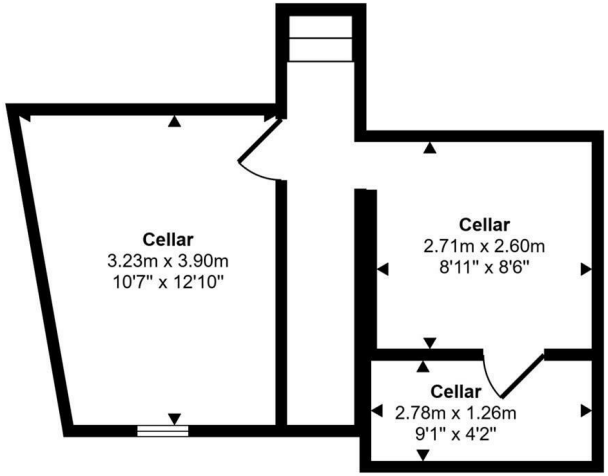








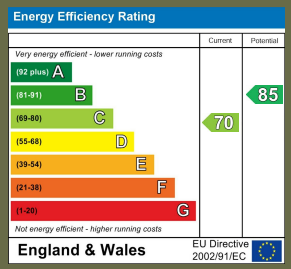




Cellar

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.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk