Blue Lion Development Opportunity

Rearsby Road | | Thrussington | LE7 4UD

Offers over £550,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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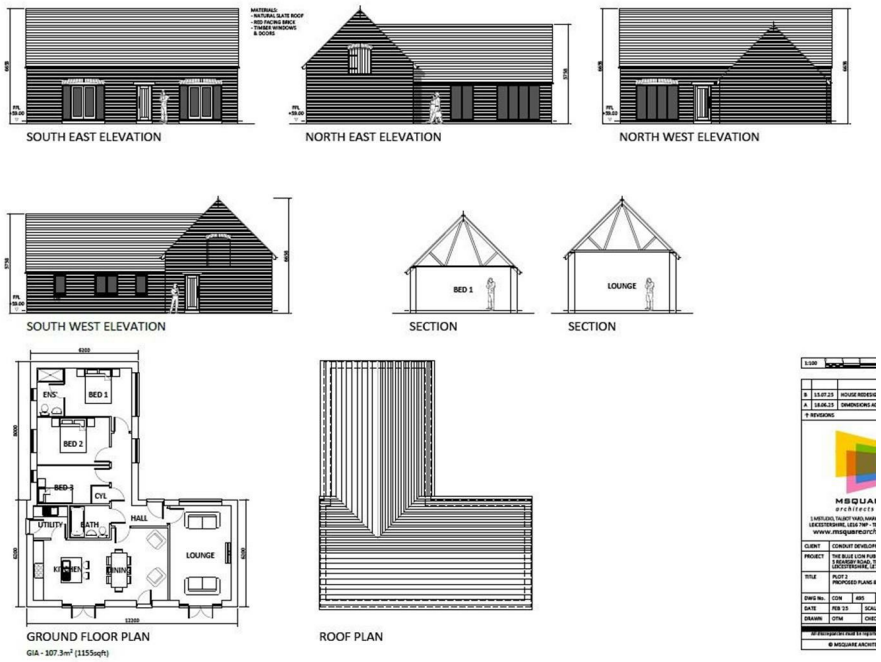
** Open Day - Saturday 31st October 10am - 12pm **
** NO APPOINTMENT NECESSARY **
** DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION **
'There is an option to explore the purchase of the main former pub building as a standalone project - contact us for further details'
A unique opportunity at the heart of this much sought after Wreake Valley village, to convert the former Blue Lion Public House into a prestigious detached residence occupying a prominent position. There is also Full Planning Permission for the erection of a detached bungalow to the rear of the plot. Full details can be found on the Charnwood Borough Council planning portal under application number P/25/0640/2 along with details of conditions.

Outstanding Development Opportunity	Full Planning Permission
Conversion of Former Blue Lion Pub	Erection of a Detached Bungalow
Central Village Position	Application No P/25/0640/2
House GIA 2,061 sq ft	Bungalow GIA 1,155 sq ft
Associated Parking Provisions	No Upward Chain

Plot 1
Plot 1 is the conversion of the former Blue Lion Public House into a prestigious home, with accommodation in brief comprising 4 bedrooms, 3 bathrooms and 2 reception rooms, along with Living/Dining Kitchen, Utility Room and W/.c. There is a Gross Internal Area of 191.5 square meters (2,061 square feet) according to the plans which can be viewed in full on the Charnwood Borough Council Planning Portal.
The plans show two parking spaces on a driveway to the front of the property, a garage to the left hand side and a private rear garden approx 10m deep.

"An Exceptional Development Opportunity"



Plot 2

Plot 2 is for the erection of a luxury detached bungalow with 3 bedrooms, 2 bathrooms, kitchen diner and utility room. There is a Gross Internal Area of 107.3 square meters (1,155 square feet) The plans show a private driveway with three parking spaces to the front of the property and a private side garden of approx 14m.

Note for intending Purchasers

We advise purchasers to avail themselves of the information available on the Charnwood Borough Council Planning Portal, the web link is available upon request to the agent, or can be found by searching for Planning Application Number P/25/0640/2 - We invite unconditional offers for the property, viewings are available upon request and are to be accompanied by a member of our staff. The anticipated values for the finished properties are in the region of £800,000 for the house and £600,000 for the bungalow subject to finish and market conditions at the time of sale.

History of the Blue Lion

The Blue Lion is a much loved village landmark, with a long association with the community of Thrussington and the traditional English country pub. For many years, the property was owned and operated by Marston's Brewery, welcoming generations of local residents, visitors and passing trade through its doors.

Perhaps one of its most memorable chapters was the tenure of Bob and Mandy Gisborne, who ran The Blue Lion for around 30 years before their retirement in 2017. Their long stewardship reflects the important place the pub once held at the heart of village life – a place for a quiet drink, a catch-up with friends, celebrations and the sharing of local stories.

The Blue Lion has since passed through several hands and offers an exciting opportunity, with its village setting, established identity and history woven into Thrussington life, The Blue Lion offers the rare opportunity to breathe new life into a characterful piece of the village's story.

The Area

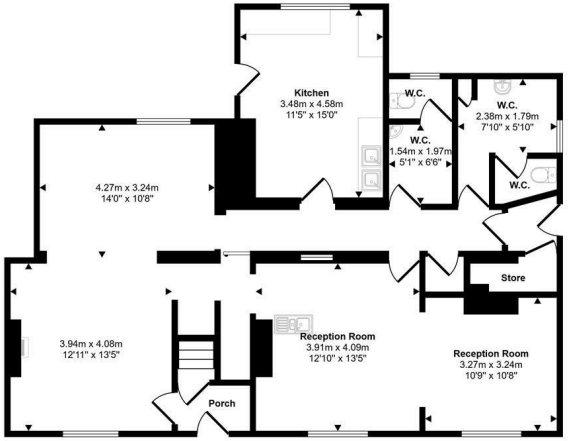
A highly sought after and well regarded village containing a number of attractive character properties. There is a primary school, active local community from the village hall, deli café and The Star Public House/restaurant. The village is conveniently located for access to Leicester Loughborough and Melton Mowbray with the A46 a short distance away. Combining a traditional village setting with practical amenities, Thrussington provides a desirable residential location Ideal for families and those seeking an 'escape to the country' whilst still maintaining easy access to facilities.

Extra Information

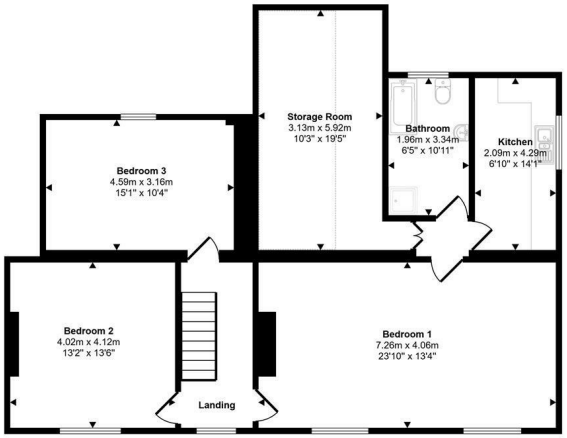
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either 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.

"Set at the Heart of this Village"

Approx Gross Internal Area
223 sq m / 2402 sq ft



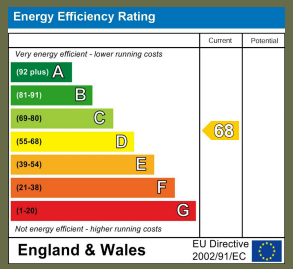
Ground Floor
Approx 111 sq m / 1196 sq ft



First Floor
Approx 112 sq m / 1205 sq ft

Denotes head height below 1.5m

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.



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