NEWBY & CO
local estate agents

Blue Lion, 5 Rearsby Road
Thrussington, LE7 4UD

Guide Price £650,000

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Blue Lion, 5 Rearsby Road

Thrussington, Leicester, LE7 4UD

NEWBY & CO ARE DELIGHTED TO OFFER FOR SALE THIS MAGNIFICENT DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION.
Sealed Bids are being invited for the opportunity to acquire a Premium Residential Development Site in the heart of Thrussington, a sought-after Charnwood village with a thriving community, village green, village hall, school, church, pub and village deli/shop.
The development has been granted full planning consent for the conversion of the former Blue Lion Public House into a Prominent Detached Residence of Character within the Village Conservation Area. In addition, planning consent has also been granted for the construction of a new large Three Bedroom Detached Bungalow with private driveway. The Bungalow has scope for further extension subject to approvals.
PLEASE NOTE THE ADVERTISED GUIDE PRICE IS FOR BIDS FOR THE COMBINED PROJECT.

BIDDING INSTRUCTIONS

The vendors will consider selling the total project in one or possibly selling the two plots separately. Please make your intentions clear when bidding.
Unconditional offers are being invited by sealed bids for the following options:
A. The Former Blue Lion PH Premises
B. New Build Bungalow Plot
C. The Combined Site including both Plots
All offers to be submitted in writing by the deadline of Friday 3 July 2026.
We would ask that offers are submitted by writing/email to kevin@newbyandco.co.uk to include details of how the purchase will be funded and include any supporting documents with the bid eg: -Bank statement, Solicitor letter or Funding agreement.
Please also state a proposed timescale to exchange contracts and complete.
Successful bidders will be required to provide full AML ID documents.

PLOT ONE - THE HOUSE

Plot 1 is the conversion of the former Blue Lion into a 4 bedroom, 2 reception room, 3 bathroom detached family home. The proposed plans are available on request from the selling agent and show a Gross Internal Area of 191.5 square meters (2,061 square feet) The current plans show a central hall, lounge, family room open-plan into a study, spacious L-shaped kitchen-diner, cloaks/wc & a utility room. Upstairs a galleried landing leads to 4 bedrooms, 2 of which have en-suites & a family bathroom. There is, of course, flexibility for the buyer to alter these plans (subject to usual necessary consent)
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.

PLOT TWO - THE BUNGALOW

Plot 2 is the new build project of a 3 bedroom, 2 bathroom detached bungalow. The proposed plans are available on request from the selling agent and show a Gross Internal Area of 107.3 square meters (1,155 square feet) The current plans show a hall, lounge, kitchen-diner, utility room, 3 decent sized bedrooms, en-suite shower room & a main bathroom. There is, of course, flexibility for the buyer to alter these plans (subject to usual necessary consent)
The plans show a private driveway with three parking spaces to the front of the property and a private side garden of approx 14m.

RELEVANT DOCUMENTS

The following relevant Architects drawings, planning approval documents etc as follows are available at request from the selling agent.
• Site Layout Drawing:- CON-495-PA-001B
• Site Section Drawing:- CON-495-PA-002B
• Blue Lion - Elevations Plot – 1 Drawing:- CON-495-PA-100
• New Build Bungalow Plot -2 Drawing:- CON-495-PA-200B
• Planning Permission Doc – P_25_0640_2
• New Build Bungalow Plot -2 Drawing of Alternative Scheme - Subject to Planning Amendment & Approval.

Please email kevin@newbyandco.co.uk for details

VIEWINGS

Site viewing and Internal Inspection can be arranged by appointment with Newby & Co by telephoning 0116 2990 990 or by emailing kevin@newbyandco.co.uk
Please note this is a development project/building site so all viewers do so at their own risk.

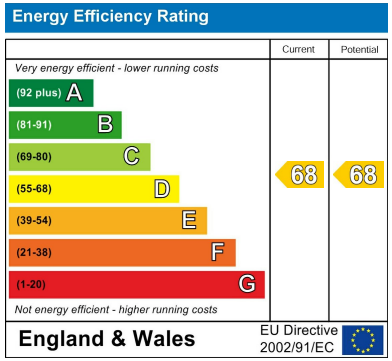
THRUSSINGTON

Thrussington is an extremely popular and sought after village in the Wreake Valley accessible to Leicester, Loughborough, Melton Mowbray and Nottingham. The village has a popular pub/restaurant, a thriving village shop, tea room and deli, a well used and recently modernised brick built village hall and a well regarded Church Of England Aided Primary School with recent extension. The independent Ratcliffe College is also just 5 minutes away and the village is on the bus route to the Endowed schools in Loughborough. The A46 provides easy access to Nottingham, Leicester and the M1 & M69 motorways. East Midlands Airport is within 30 minutes drive and there are rail links at Sileby, Syston, Loughborough & Leicester.

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

Please contact our Glenfield Office on 0116 2990 990
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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