

NORTH EAST ELEVATION



SOUTH WEST ELEVATION



## Blue Lion Rearsby Road, Thrusington, LE7 4UD

**Guide Price £450,000**

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 Thrusington, a sought-after Charnwood village with a thriving community, village green, village hall, school, church, pub and village deli/shop.

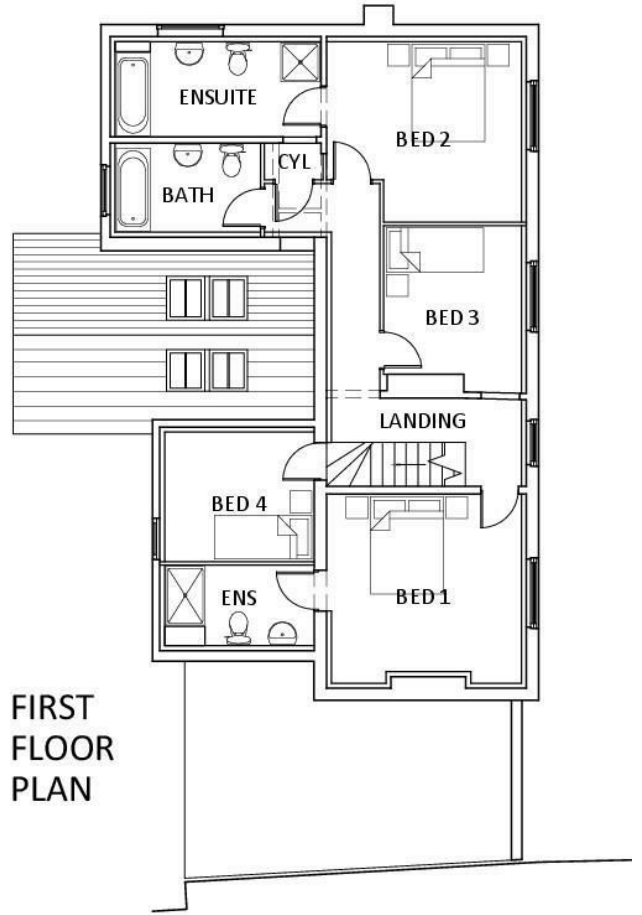
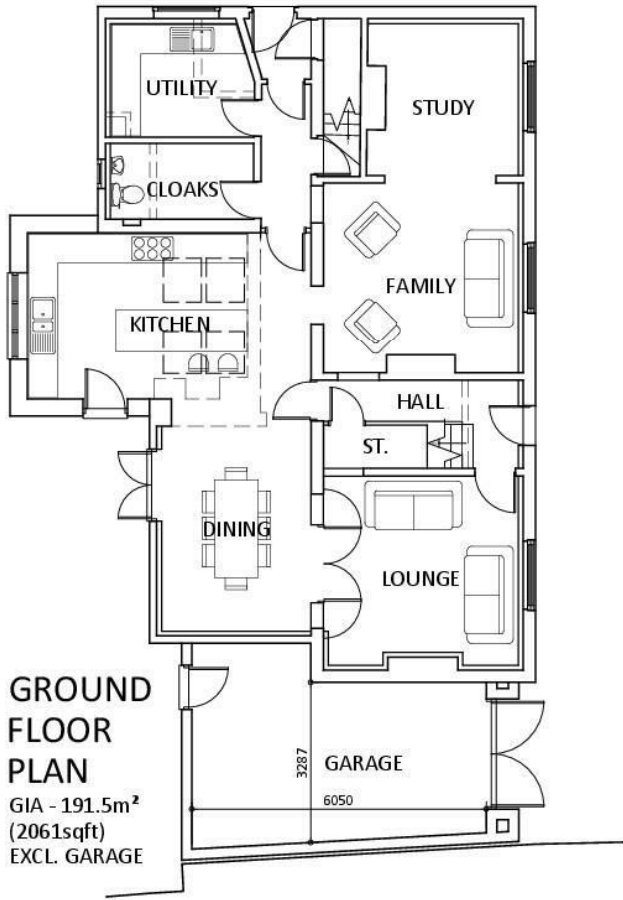
The development has been granted full planning consent for the conversion of the former Blue Lion Public House into a Prominent Detached Residence of Character within the Village Conservation Area. In addition, planning consent has also been granted for the construction of a new large Three Bedroom Detached Bungalow with private driveway.







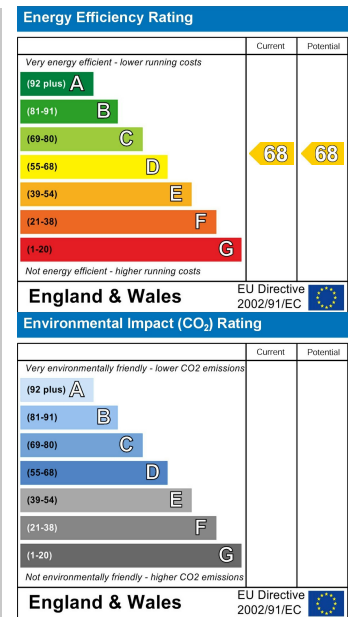
# Floor Plan



# Area Map



# Energy Efficiency Graph



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