



**FOR SALE**  
RESIDENTIAL DEVELOPMENT  
OPPORTUNITY

Dog & Gun, Mansion Street,  
Hinckley, LE10 0AU

Popular town centre location



Rear extension completed, property re-roofed and new windows throughout



Ready for first fix internally



Planning permission for conversion to  
six apartments



## LOCATION

The property is located on the corner of The Borough and Mansion Street, being situated on the edge of Hinckley town centre. The surrounding area is mainly of a retail / leisure nature, with a few public houses and bars nearby together with various shops and also Lloyds & Nationwide.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

## DESCRIPTION

The subject property comprises former Public House premises which have planning permission to convert to six apartments, being 4no. one bed and 2no. two bed apartments, arranged over four storeys.

The rear extension has been completed and the property is in a shell specification ready for internal first fix.

New UPVC windows have been fitted and the property has been re-rendered and re-roofed.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

|        |                         |
|--------|-------------------------|
| Ground | Flat 5 - one bed        |
| Ground | Flat 6 - one bed        |
| First  | Flat 1 - one bed        |
| First  | Flat 2 - one bed        |
| Second | Flat 3 - two bed duplex |
| Second | Flat 4 - two bed duplex |
| Total  | 8 Bedrooms              |

## SERVICES

We understand all mains services are connected or available to the subject property.

## PLANNING

The ground floor has planning permission for the change of use from Public House to 2no. one bedroom flats under application reference 22/00331/FUL with Hinckley & Bosworth Borough Council.

The conversion of the first, second and third floors to provide four flats (3no. 1bed and 1no. 2bed), three storey extension at side and rear, single storey extension at side and alterations was granted planning permission under application reference 20/00961/FUL with Hinckley & Bosworth Borough Council.

Variation of condition 2 (plans) of planning permission 20/00961/FUL to allow for flat roof dormer between the two existing gables to provide additional bedroom to flat 4 under reference 21/00563/CONDIT with Hinckley & Bosworth Borough Council.

## TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £400,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Not required.

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

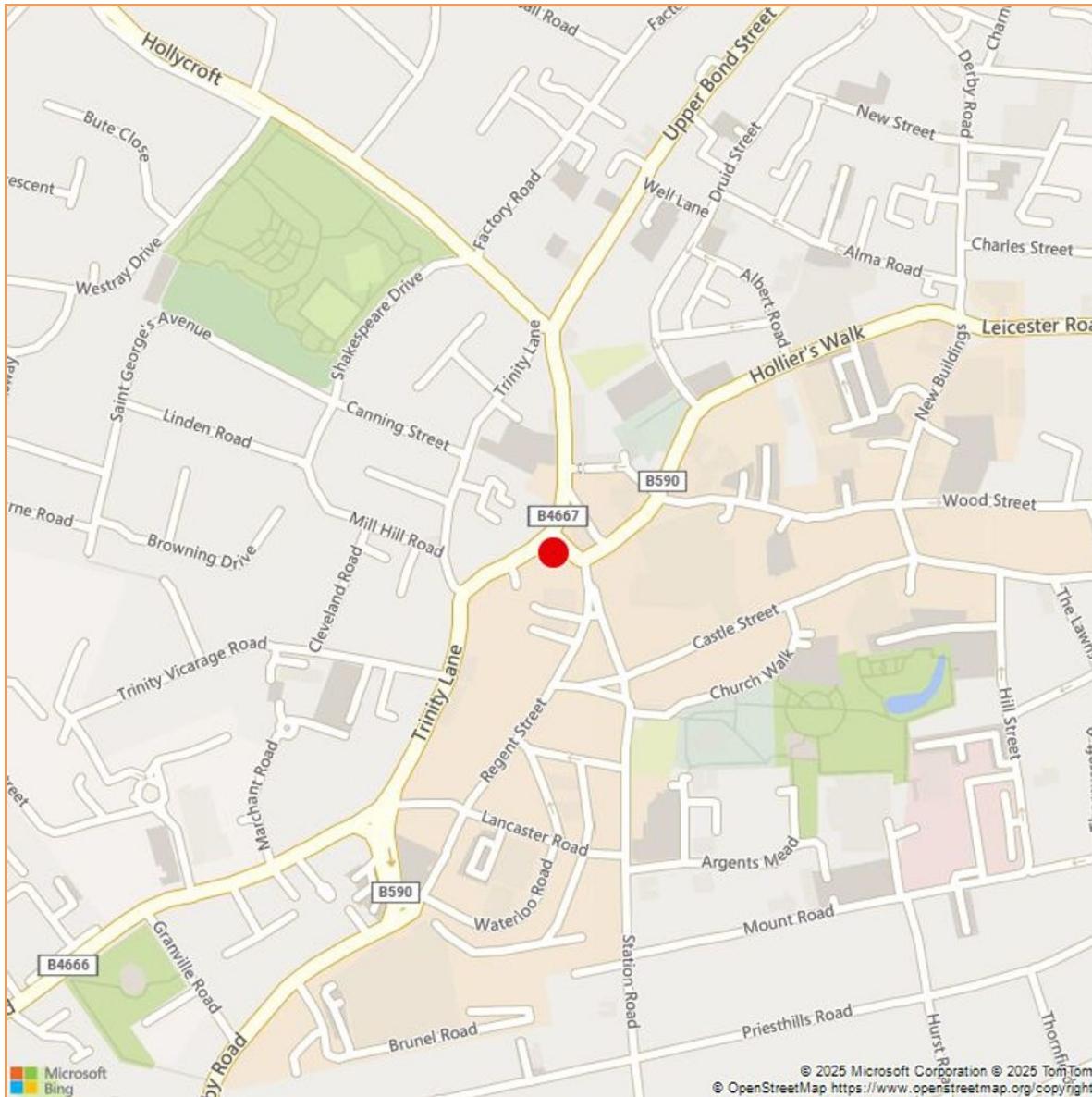
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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