

LOT

3

109 Swan Street, Sileby,  
Loughborough LE12 7NN

**Guide price £450,000\***

**DETACHED FORMER OFFICES WITH  
PLANNING PERMISSION TO CONVERT  
INTO SIX SPLIT LEVEL WFH DWELLINGS**



This detached building that we understand was previously used as offices is situated in a popular location within a short walk of Sileby main line station. The main town of Loughborough is within three miles and the area is well served by road links, bus connections and schools. The dwelling has planning granted under reference P/21/1609/2 for Change of use from Offices (Class B1(a)) to residential (Class C3). The planning equated to two storey working from home units with living space and an office. The planning allows for 4 x Two bedroom units and 2 x One bedroom units with parking. Details of the planning are available within the legal pack. The site measures approximately 407 sm and is sold with vacant possession.

**ACCOMMODATION**

Detached former office dwelling. Currently approximately 276 sm.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Charnwood Council  
Rateable Value £14,500  
EPC Band D

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN