



Plough Inn

Freehold

Offers in the Region of **£425,000** Excluding VAT (if applicable)

Plough Inn, 28 Thorpe Acre, Loughborough, Leicestershire, LE11 4LF

AT A GLANCE

- Three Storey Detached Property
- Pub ceased trading April 2024
- Car Park
- Set in 0.604 acres
- Part of the original Thorpe Acre village
- Spacious Domestic Accommodation
- Large Beer Garden
- Established Residential Area

Viewing And Further Information

Jon Heald

☎ 0115 8246442

📱 07941 614719

✉ jon@everardcole.co.uk





PROPERTY

The Plough Inn is a three storey detached property, of part brick, part rendered elevations. The pub dates from circa early 19th-century, and was part of the original Thorpe Acre village. The property has an unusual look is due to a change in road layout that has resulted in the 'back' of the pub adjoining the road. The lounge bar is accessed via steps leading from the road, via an entrance hall. The L-shaped room has a timber bar servery, fireplace and exposed brickwork, part tiled flooring, upholstered perimeter and freestanding seating. The 'front' bar has a timber bar servery, open feature fireplace, part tiled floor and fixed perimeter seating.

An inner hallway provides access to the Ladies and Gents W.C.s. The property also benefits from a commercial kitchen and basement beer cellar and store.

The spacious domestic accommodation is situated over the upper floors and briefly comprises a domestic kitchen, bathroom and two large rooms over the first floor and three large bedrooms over the second floor.

To the exterior, the pub has a large lawned beer garden, previously incorporating a childrens' play area, brick built outbuildings and store, and a car park with space for 17 vehicles.

PLANNING

The local authority is Charnwood Borough Council. We are advised that the property is neither Listed nor situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The ground floor footprint of the property is 2,563 sq ft and the overall site measures c. 0.604 acres, (Measurements are taken from digital mapping and are approximate)

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



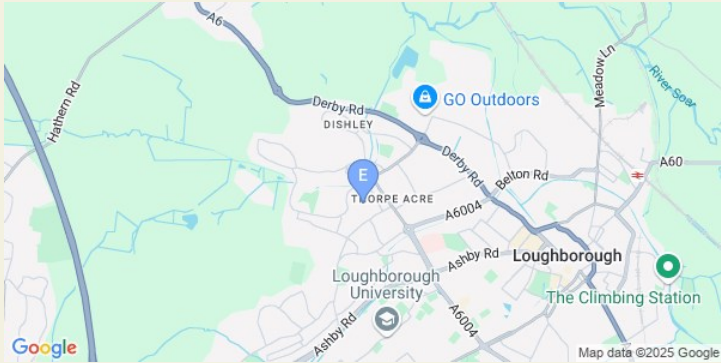
THE BUSINESS

The pub is not currently trading. No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information

RATES & CHARGES

Current rateable value (from 1 April 2023) of the Plough Inn has been assessed at £5,000. The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.





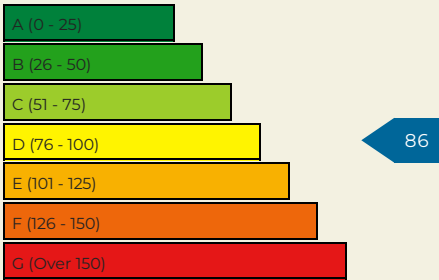
LOCATION

The Plough is prominently located on Thorpe Acre in a residential area of Loughborough. Thorpe Acre is situated in the north-west area of Loughborough was a hamlet of about twenty dwellings until the mid-20th century. The pub has a strong population density surrounding with almost 5,000 people within 500 metres and 11,343 within 1km radius. Loughborough is a popular market town in the Charnwood Borough of Leicestershire. It is the administrative centre of Charnwood Borough Council. At the 2021 census the town's built-up area had a population of 64,884. Loughborough University is regularly ranked in the Top 10 British universities and has the largest sports scholarship in the UK.

It is the second largest settlement in the county after Leicester and is close to the Nottinghamshire border, being roughly equidistant to Leicester, Nottingham, and Derby. Loughborough is also very close to the East Midlands Airport. Loughborough is also home to the world's largest bell foundry, John Taylor Bellfounders, which produced Great Paul at St Pauls Cathedral.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 370055

Nottingham
0115 8246442

Leeds
0113 4508558

Manchester
0161 8204826

info@everardcole.co.uk
www.everardcole.co.uk



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.