

**FOR SALE**



## **Duke Of York, Brow Top, Grindleton, Lancashire, BB7 4QR**

-  Attractive stone-built former restaurant/public house requiring full refurbishment
-  Large car park and garden area to the rear of the site
-  Planning granted for conversion into a B&B (3/2022/0883)
-  Sought after village location on the edge of the Forest of Bowland
-  Grade II listed building extending to approximately 4,236 sq ft (394 sq m)
-  Planning and listed building consent recently obtained
-  Planning for new build apartments on the car park
-  Various rooms on upper floors providing potential living accommodation

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The Duke of York is located on Brow Top in the centre of the Ribble Valley village of Grindleton.

Grindleton is a village positioned between West Bradford and Sawley in the heart of the Ribble Valley yet within a short drive of the A59 bypass.

The property is located on the edge of the Forest of Bowland and the town of Clitheroe is within a 5 minute drive of the premises.

## Description

A substantial stone built grade II listed former public House and restaurant in a picturesque Ribble Valley village location.

The property has its accommodation arranged over four floors with a cellar, pub/restaurant and kitchen on the ground floor, former living accommodation on the first floor and a second floor attic. Please see attached floorplans overleaf for further details of the internal layout.

Externally there is a large car park to the left hand side of the building and a small garden to the rear of the property.

## Accommodation

Whiteacres have measured the property on a gross internal basis and have attached a full breakdown of the approximate dimensions on the table over leaf.

## Purchase Price

Offers in the region of £500,000.

## Terms

Planning permission and listed building consent was granted on 12th May 2023 (3/2022/0883 & 3/2022/0884 ) for a public house with bar serving food, café and bed & breakfast. The application also has consent for the construction of 3 one bedroom holiday apartments with managers accommodation.

## Vat

We have been verbally informed that the purchase price is not subject to VAT.

## Business Rates

We have been verbally informed that the rateable value for this property is £21,300 per annum.

A prospective tenant must verify this information and should contact Ribble Valley Borough Council on 01200 425111 to confirm the exact payable amount.

## Services

We understand the property has the benefit of all mains services.

## Service Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewings

Please contact the agents:

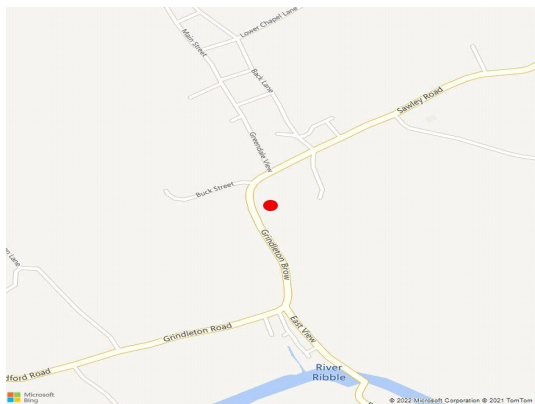
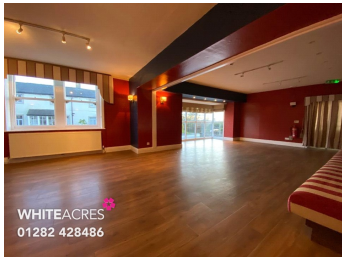
Kelly McDermott  
01282 428486  
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Jonathan Wolstencroft  
01282 428486  
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Whiteacres Property  
Church House, 10 Church Street, Padiham, BB12  
8HG

# ACCOMMODATION

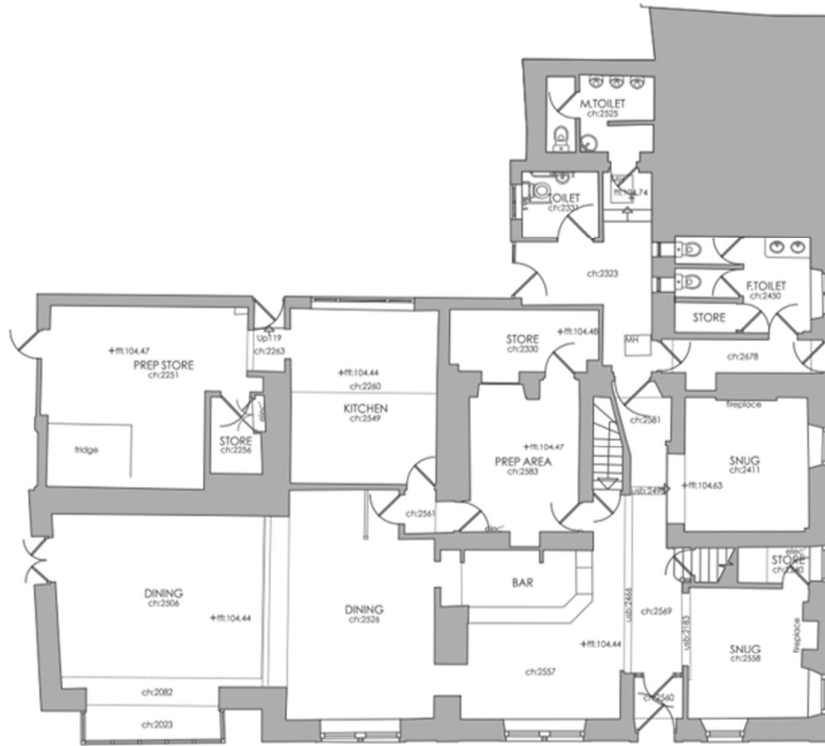
DESCRIPTION	DIMENSIONS	SQ FT	SQ M
<b>LOWER GROUND FLOOR</b>			
Cellar area one	3.5m x 3.3m	127.0	11.8
Cellar area two	4.4m x 3.5m	163.6	15.2
<b>GROUND FLOOR</b>			
Snug one	3.6m x 3.3m	124.9	11.6
Snug two	3.4m x 3.2m	117.3	10.9
Bar area	4.5m x 4.2m	202.4	18.8
Dining room one	6.0m x 3.9m	250.8	23.3
Dining room two	6.2m x 4.6m	356.3	33.1
Prep store	6.5m x 4.8m	339.1	31.5
Kitchen	4.6m x 3.8m	190.5	17.7
Prep area	3.5m x 2.9m	108.8	10.1
Store	4.0m x 1.6m	68.9	6.4
Male toilets	6.1m x 3.5m	228.2	21.2
Female toilets	4m x 3.6m	156.1	14.5
<b>FIRST FLOOR</b>			
Bedroom 1	3.9m x 3.1m	130.2	12.1
Bedroom 2	5.4m x 3.9m	225.0	20.9
Bedroom 3	3.3m x 2.6m	92.6	8.6
Bedroom 4	3.5m x 3.0m	110.9	10.3
Lounge	4.5m x 4.5m	215.3	20.0
Kitchen	3.2m x 2.6m	87.2	8.1
Bathroom	2.6m x 2.1m	58.1	5.4
Store	2.5m x 1.6m	44.1	4.1
<b>SECOND FLOOR</b>			
Attic	9.1m x 8.5m	838.5	77.9
<b>GROSS INTERNAL FLOOR AREA</b>		<b>4,235.8</b>	<b>393.5</b>



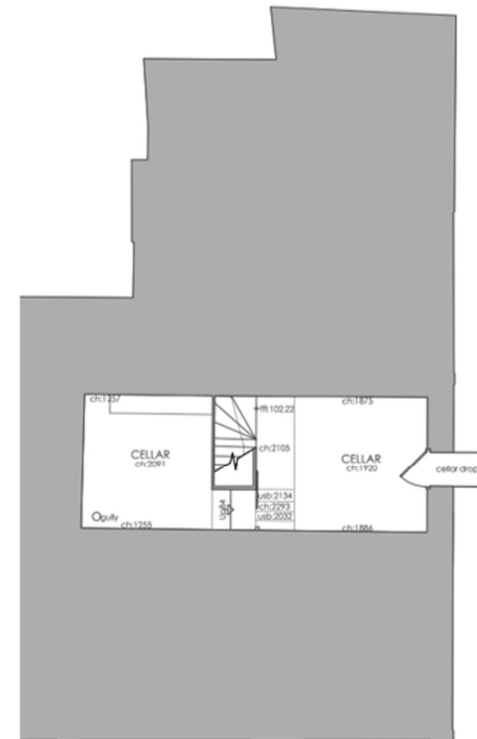


# EXISTING LAYOUT

## GROUND FLOOR



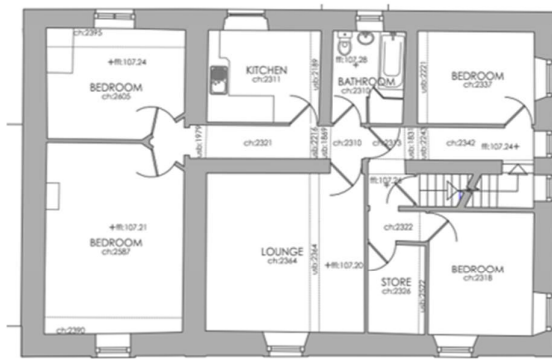
## LOWER GROUND FLOOR



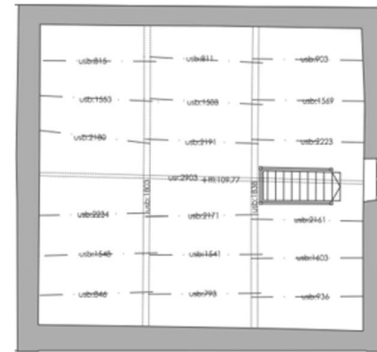
**THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE PURCHASERS. PURCHASERS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.**

# EXISTING LAYOUT

## FIRST FLOOR

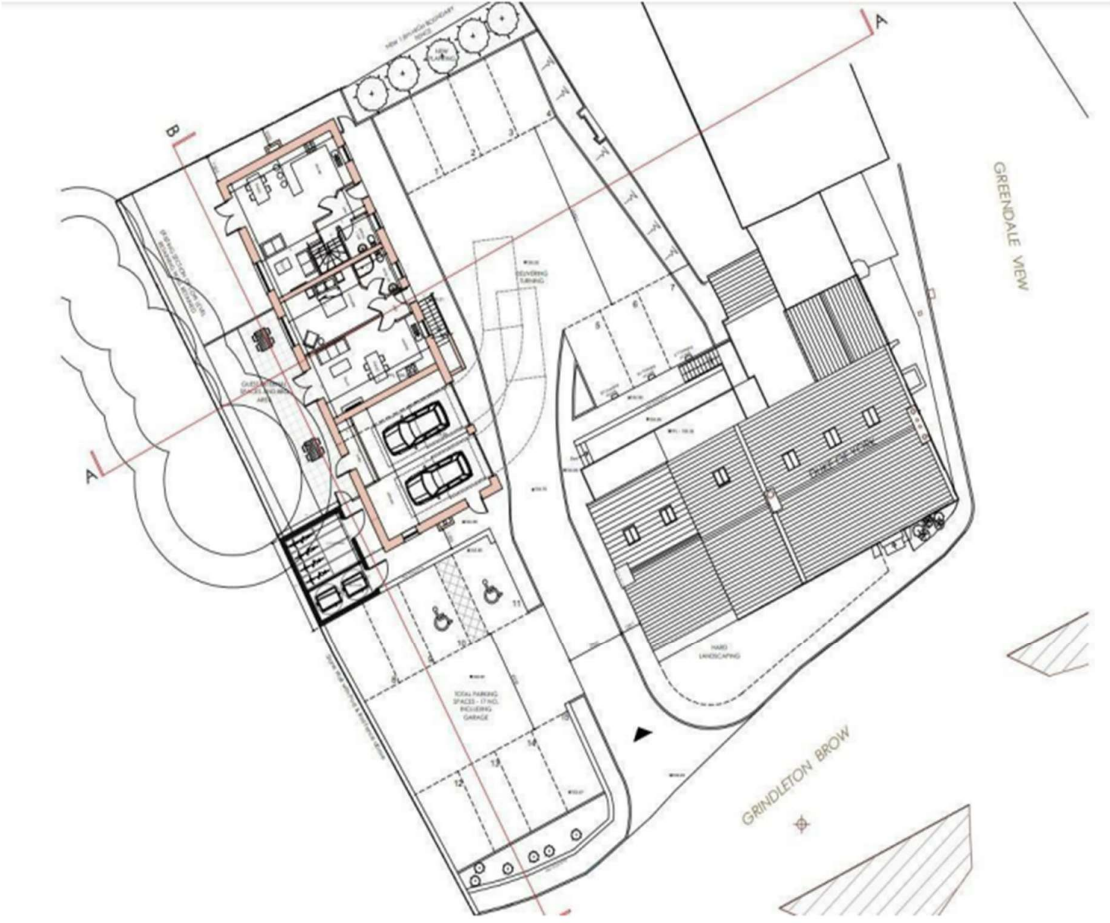


## SECOND FLOOR



**THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE PURCHASERS. PURCHASERS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.**

# TITLE PLAN



THE TITLE PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE PURCHASERS. PURCHASERS MUST CONFIRM THE OWNERSHIP BOUNDARIES PRIOR TO MAKING ANY FORMAL COMMITMENT.