

FOR SALE

MIXED USE SITE

COMPRISING FORMER HOTEL, RESTAURANT AND
RESIDENTIAL PROPERTIES WITH RESIDENTIAL DEVELOPMENT
OPPORTUNITY



FEATHERSTONE HOTEL, RESTAURANT AND COTTAGES, NEW ROAD, SOUTH STAFFORDSHIRE, WV10 7NW

- Investment opportunity – fully income generating
- Mixed use premises including Hotel, Restaurant and 6 cottages and scope for further development (subject to planning permission)
- Planning permission secured for 3 additional dwellings
- Desirable South Staffordshire Location with excellent transport links
- Would consider separating

LOCATION

The site is located in Featherstone, a desirable village in South Staffordshire with excellent connection to the highway network. The A449 and M54 Junction 1 are both 1.6 miles from the site and M6 Junction 11 is 1.3 miles from the site. Featherstone itself is a settlement with a number of services and facilities and is within close proximity to a number of larger settlements such as Coven, Brewood, Penkridge and larger towns and cities including Wolverhampton and Walsall.

DESCRIPTION

This property comprises the Former Featherstone Hotel which is a nine en-suite bedroomed three storey Country style building. There is a mix of single and double bedrooms over all three floors of the property. Each en-suite includes a bath and/or shower. An office, kitchen and dining room are located on the ground floor.

A large garden is located to the rear of the property.

Adjacent to the Featherstone Hotel is a converted barn style property which has been run for many years as “*The Kings Repose*” Indian Restaurant and a collection of cottages which are all privately tenanted independently of the former hotel use which form part of the site.

To the front of the property is a large cobblestone forecourt offering extensive parking. To the east of the Kings Repose is a large tarmaced area used as the car park for the restaurant.

Scope for further development (subject to planning permission).

PLANNING PERMISSION

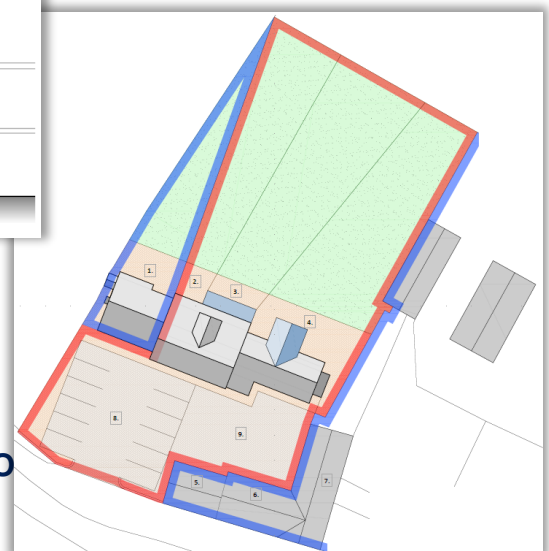
Planning permission was granted in August 2021 for:

“change of use of the former Hotel to three no. dwellings with minor extensions”



Proposed layout and elevation drawing for planning permission granted in August 2021 for conversion of the Featherstone Hotel to three dwellings.

ACCO



Further information is available upon request.

The site comprises of the following:

Property	Description	Sqm
Featherstone Hotel	9-bedroom Hotel	297
The Kings Repose Restaurant	2- storey Restaurant	158
Bottom Cottage	2-bedroom ground floor apartment	46
Bunk House	2-bedroom detached house	74
Buttermilk Cottage	2-bedroom Mid terraced cottage	73
Courtyard Cottage	2-bedroom cottage	62
Meadow Cottage	2-bedroom cottage	88
Top Cottage	2-bedroom First floor apartment	55

TENURE

The Freehold purchase price for the whole site will be available upon application.

The Featherstone Hotel is Freehold and is being sold subject to the existing tenancy.

The cottages are subject to assured shorthold tenancies. Rental income will be available upon request.

The Kings Repose Restaurant is subject to a full repairing and insuring lease expiring December 2025.

RATEABLE VALUE & COUNCIL TAX

The rateable value of the Featherstone Hotel is no longer on the rating list.

The rateable value of the King Repose is £12,000.

Property	Council tax band
Bottom Cottage	A
Bunk House	A
Buttermilk Cottage	A
Courtyard Cottage	A
Meadow Cottage	A
Top Cottage	A

SERVICES

We understand that water, electricity and gas are available to the premises.

Interested parties should make their own enquiries with the relevant utility providers.

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificates

Property	EPC Rating
Featherstone Hotel	Has been commissioned
The Kings Repose Restaurant	Has been commissioned.
Bottom Cottage	E 39
Bunk House	D 66
Buttermilk Cottage	Has been commissioned
Courtyard Cottage	E 50
Meadow Cottage	E 43
Top Cottage	E 39

LEGAL COSTS

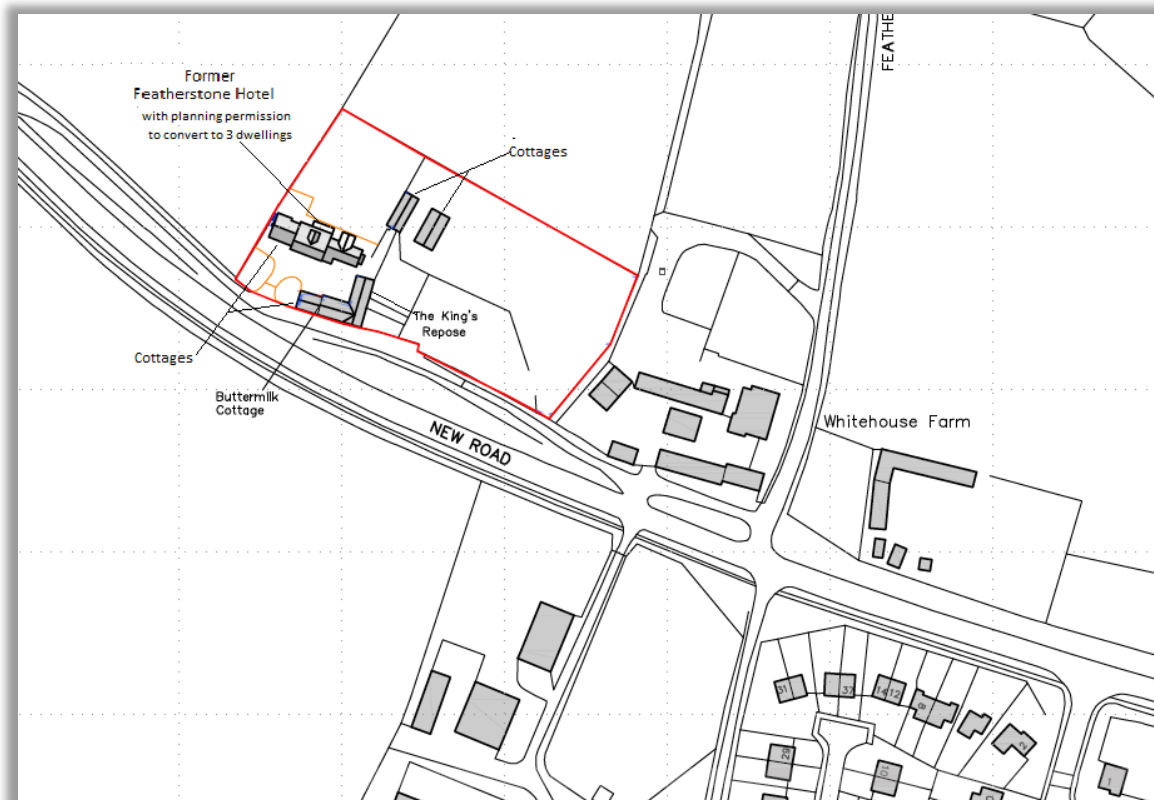
Each party will be responsible for their own costs.

VIEWINGS

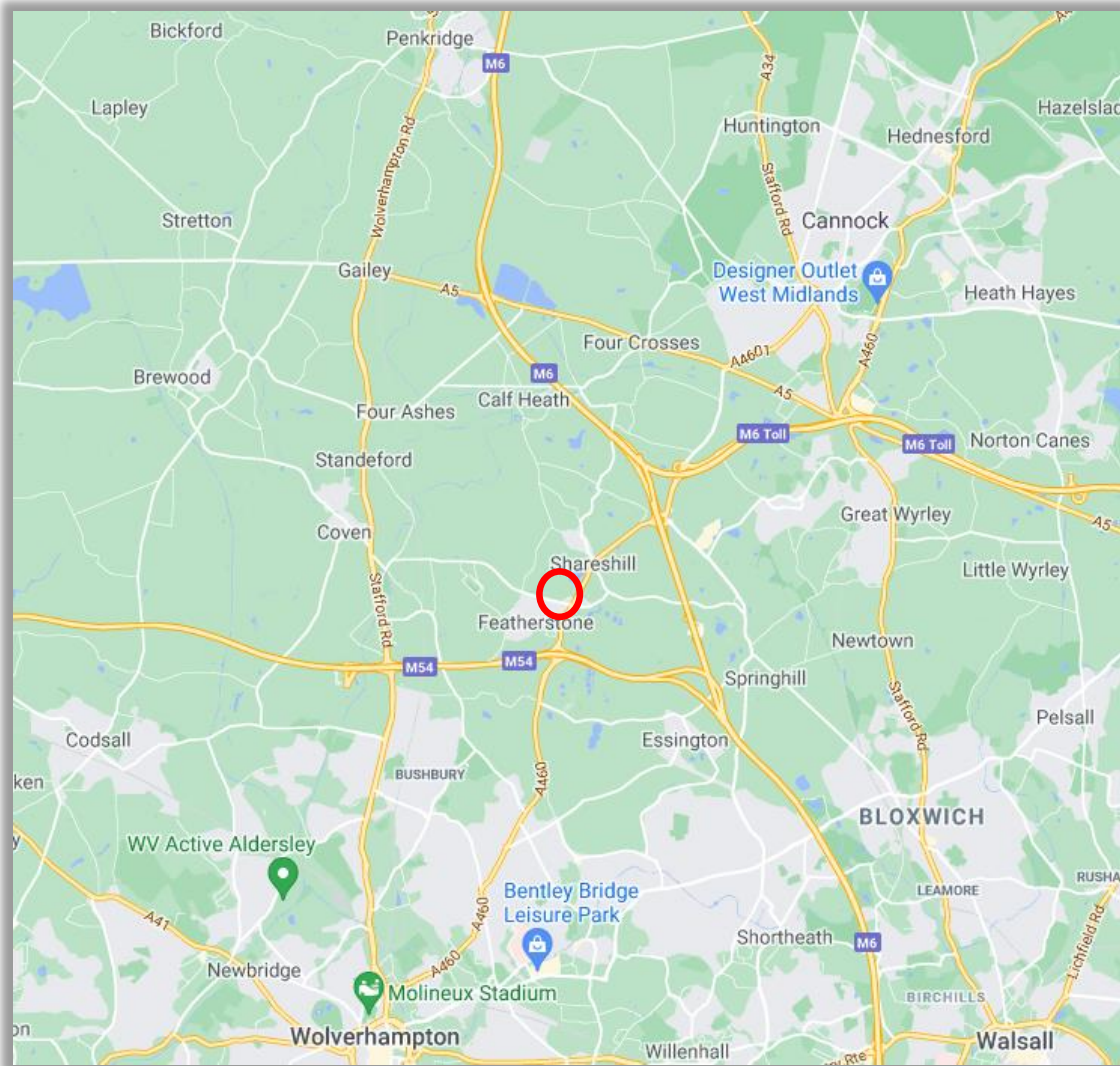
Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 4904. Ask for Chontell Buchanan chontell@firstcity.co.uk.

SUBJECT TO CONTRACT

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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