



HOWKINS &
HARRISON

The Bull Inn, Watling Street, Witherley, Atherstone, CV9 1RD

Guide Price: £750,000 plus VAT

- Potential development site (subject to planning)
- Freehold
- 3.35 acres
- Excellent transport links
- Potential roadside/EV charging opportunity

A potential development site comprising a former public house in 3.35 acres in total with long road frontage to the A5.

Description

An exciting opportunity to acquire a site in a prime location on the A5 just outside of Atherstone, with huge potential for a range of development options including roadside retail/drive thru/EV charging etc.

Formally the Bull Inn at Witherley, this site has an existing building on site. This has not been measured but we understand this to be in the region of 501 Sq m/ 5,392 Sq ft.

The site in total is 3.35 acres and along with the former pub and car park includes grassland and paddocks. Some of the land is currently used for grazing.

The building suffered from fire damage in early 2022 and cannot be viewed internally.

Price

Guide Price £750,000 plus VAT.

Tenure

Available for sale freehold with vacant possession.

Utilities

We understand all mains services are connected to the property.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

Business Rates

The current rateable value is £50,000.

For clarification on Business Rates we would advise that interested parties make their own enquiries of North Warwickshire Borough Council on 01827 715341.

EPC

Not required.

Planning

The seller would consider a sale on a subject to planning basis.

Please note that the property is part of a scheduled monument (<https://historicengland.org.uk/listing/the-list/list-entry/1017585>).

Purchasers should make their own enquiries regarding any limitations this places on the property.

The seller has obtained a pre-app from the LPA and Historic England, and these indicate that a sensitive application for a roadside use (coffee shop etc) plus EV charging with built development limited to the footprint of the existing building would be acceptable in principle. Due to the Scheduled Ancient Monument, development involving below ground excavation or hard surfacing is likely to be limited to the area hatched blue on the plan.

Copies of the pre-app responses are available from the agents.

VAT

We understand that a previous owner opted to waive VAT exemption so VAT will be payable on the purchase price.

Viewings

Strictly by prior appointment. Please contact Susannah Leedham at the Atherstone office.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.