

# Former Public House Freehold For Sale - Price £300,000 (offers)

On behalf of  
Daniel Thwaites Plc

- Characterful property reputedly dating from the early 18<sup>th</sup> Century
- Detached building with good external areas
- Separate car park with development potential – subject to availability of necessary consents.



The New Inn, Skipton Old Road, Foulridge,  
BB8 7PD

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [alastair@atkinsonassoc.co.uk](mailto:alastair@atkinsonassoc.co.uk)

## Location & Description

A traditional public house The New Inn comprises three ground floor trade rooms, plus kitchen & toilets having public entrances front and rear with cellars, and private living quarters over.

Set back from the highway behind a cobbled forecourt the property enjoys the benefit of external space including west facing terrace or side with long rural views.

To the rear the former car park offers excellent amenity space, also being potentially suitable for alternative use/development (subject to availability of appropriate consents).

The property is situated in wholly residential surroundings a short distance to the East of the main A56 (Skipton – Colne) through route – a popular location in attractive surroundings, and within easy reach of local amenities.

## Accommodation

Ground Floor: Entrance Porch; BAR/LOUNGE 10.7 x 5.3m o/all plus 3.2 x 5.2m with beamed ceiling, fireplace, timber servery etc.; GAMES ROOM 4.4 x 3.37m; KITCHEN 3.2 x 3.1m; STORE; LADIES & GENTS toilets; rear Entrance.

Lower Ground Floor: BEER STORE 6.3 x 2.7m.

First Floor: LOUNGE 3.7 x 3.1m; KITCHEN 3.1 x 1.6m; 2 BEDROOMS 4.2 x 3.8m, and 4.0 x 3.3m BATHROOM; STORE 2.3 x 1.8m.

Externally: Forecourt and side/rear yard areas. Car Park to rear (capacity approx. 10 cars).

Floor Areas (Approx)	Sq.m	Sq.ft
Ground Floor	154.0	1658
First Floor	97.0	1040
TOTAL	251.0	2702

## Tenure

Freehold.

## VAT

VAT is applicable to the sale other than where the property is put to a wholly residential use – please enquire for further details.

## EPC D – (91)

## Planning

The property is not noted to be listed or in a Conservation Area. Interested parties should make their own enquiries to confirm the foregoing and other matters generally via Pendle Borough Council Planning Office (01282 661661).

## Viewing

Via the sole agents: ref Alastair McDowell

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Preparation Date 17<sup>th</sup> April 2024