

# THE CARPENTERS TAVERN

WELLS ROAD, MAIDEN HEAD, DUNDRY,  
BRISTOL, BS41 8NE

FREEHOLD PUBLIC HOUSE FOR SALE WITH VACANT  
POSSESSION  
GUIDE PRICE £395,000



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## HIGHLIGHTS INCLUDE:

- Freehold Public House
- Prominent roadside corner position
- Large site of 0.642 acre (0.26 ha)
- Opportunity to refurbish and reposition
- Conversion potential to C3 residential or E-class commercial (STP)

## LOCATION

The Carpenters Tavern is located in the southwest of Bristol in the suburb of Maiden Head, Dundry, on Wells Road. It lies approximately 4.5 miles (7.2 kilometres) south of Bristol city centre and 2.7 miles (4.3 kilometres) northeast of Long Ashton.

The public house is situated along Wells Road (A37), which connects the area to the city centre to the north and Whitchurch to the south. The surrounding area is predominantly rural and residential in form.

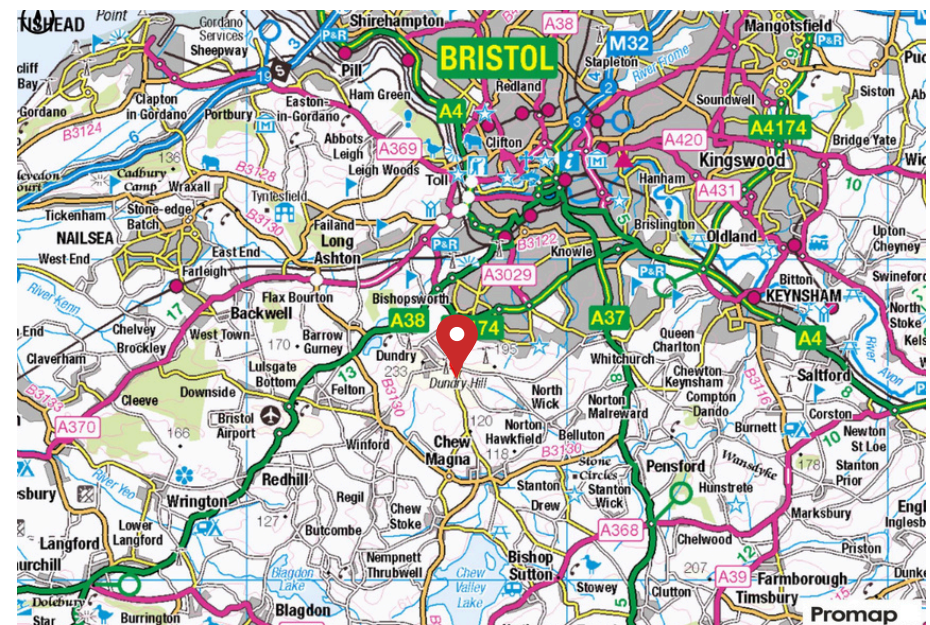
## DESCRIPTION

The Carpenters Tavern is a two-storey brick building covered in a blue painted render. It features a multiple pitched roof covered in clay tiles, wooden framed fenestration, a main entrance with a covered porch, and large single glazed windows on both floors.

On the ground floor, as you enter, there is a bar with two interconnecting rooms for drinking. To the right, there is a kitchen and three different rooms for the restaurant. At the rear of the property are male and female toilets.

On the first floor, there are two flats and a storage room for the pub. The first flat has three bedrooms and a bathroom. The second flat comprises four bedrooms, a living room, two bathrooms, a separate kitchen, a storage area, and has separate access outside.

Externally there is circa 35 car parking spaces, and a large beer garden. The total site measures 0.642 acres (0.26 ha).





## FIXTURES & FITTINGS

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All fixtures and fittings left on the day of completion will be included in the sale. No inventory schedule will be provided.

## TENURE

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Freehold with vacant possession.

## PLANNING & CONSERVATION

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The property is not listed and also does not sit within a conservation area.

## PREMISES LICENSE

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A Premises License is in place and we understand the property trades under traditional hours.

## EPC

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The subject property has an EPC Rating of C-71.



## RATEABLE VALUE

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The Subject property is on the 2023 Rating List with a Rateable Value of £13,500. Please check [www.gov.co.uk](http://www.gov.co.uk) for up to date information on rates payable.

## PRICE

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Unconditional offers are invited in the order of £395,000 with vacant possession on completion. VAT is applicable.

## VIEWINGS

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Viewings can be arranged by appointment with Savills.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

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