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COMMERCIAL

FOR SALE

**The Ulleskelf Arms
Church Fenton Lane
Ulleskelf
Tadcaster LS24 9DW**

**Price:
£295,000**



**PUBLIC HOUSE IN TRADITIONAL VILLAGE LOCATION WITH
PLANNING PERMISSION TO CONVERT THE UPPER FLOORS
INTO 2 TWO BEDROOM APARTMENTS**

- **FREE FROM TIE**
- **Available with vacant possession**
- **Large car parking area**

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DESCRIPTION

The Ulleskelf Arms occupies an attractive detached building with accommodation arranged over 3 floor levels with ancillary basement. The public house accommodation includes main bar, lounge, games rooms, kitchen area and toilet facilities and extends to approximately 1,571ft² in addition to having the use of beer cellars of a further 653ft². The bar and lounge areas are finished to a good modern standard having been refurbished within the last 5 years, including wood effect flooring, spotlighting and provides a well finished bar premises.

The upper floors have partly been refurbished with the intention of providing 4 letting rooms, however planning permission has subsequently been obtained for the conversion of the upper floors into 2 two bedroom apartments.

The property is available with vacant possession and presents an excellent opportunity to acquire premises for continued use as a public house with the added advantage of having the ability to convert the upper floors into 2 self-contained apartments.

The premises are well positioned in the attractive village of Ulleskelf a short distance from Church Fenton, and has historically benefited from trade from local residents and surrounding villages and towns, including Castleford, Pontefract and Tadcaster.

LOCATION

The property is positioned along Church Fenton Road in the north Yorkshire village of Ulleskelf approximately 4.5 miles to the southeast of Tadcaster and 15 miles to the southwest of York. Ulleskelf is close to the villages of Church Fenton, Barkston Ash, Bolton Percy and Appleton Roebuck.



ACCOMMODATION

Basement 60.67m² (653ft²)
Including range of cellar stores

Ground 145.95m² (1,571ft²)
Including kitchen, preparation area
Games room, main bar, lounge
Toilet facilities

First 84.63m² (911ft²)
Kitchen
Rooms Requiring refurbishment
5 partitioned letting rooms and bathroom

Second 60.20m² (648ft²)
2 bedrooms, lounge and bathroom

SERVICES

The property is all mains electricity water and drainage. There is no gas supply to the property. There is an LPG supply which fires the central heating.

TENURE

Freehold.

PLANNING

The property has been granted planning consent under Application No. ZG2023/1331/FUL for the conversion of the upper floors into 2 self-contained apartments.

PRICE:

£295,000

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

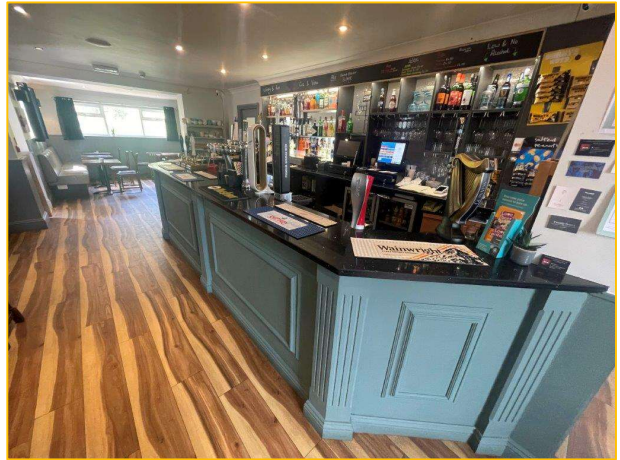
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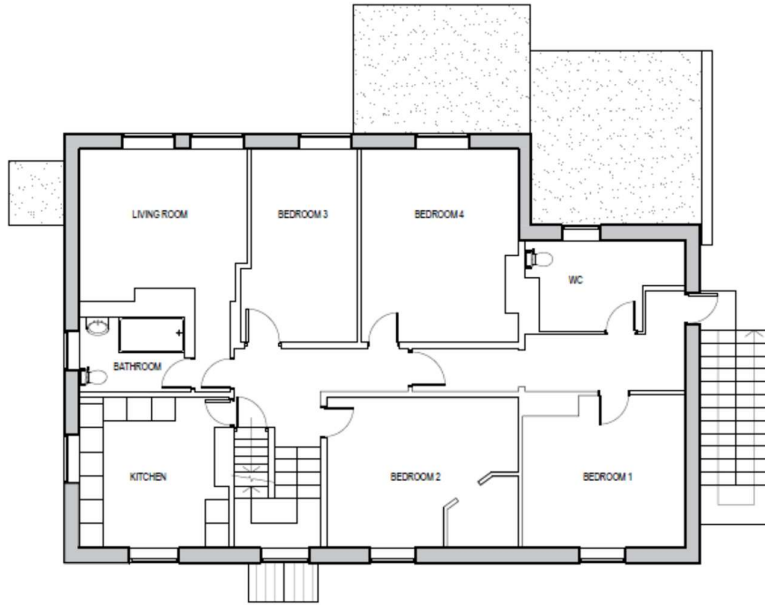
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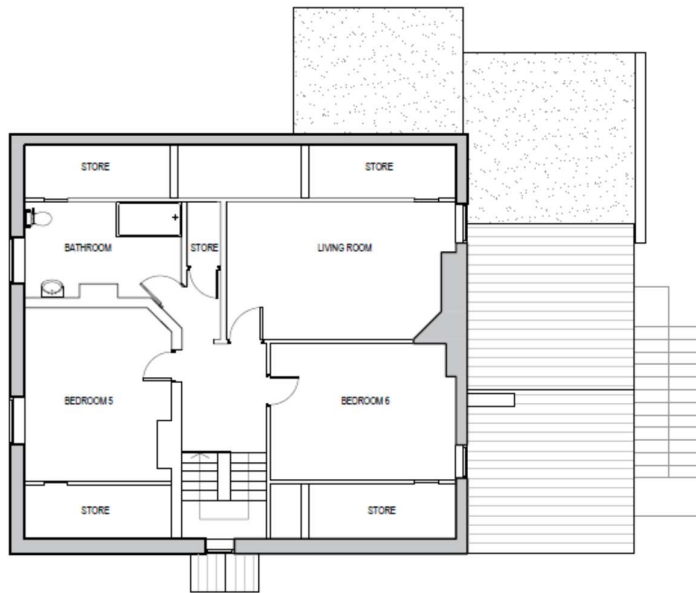
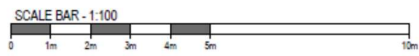
Public House Accommodation



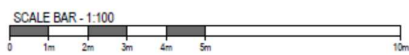
Approved Plans

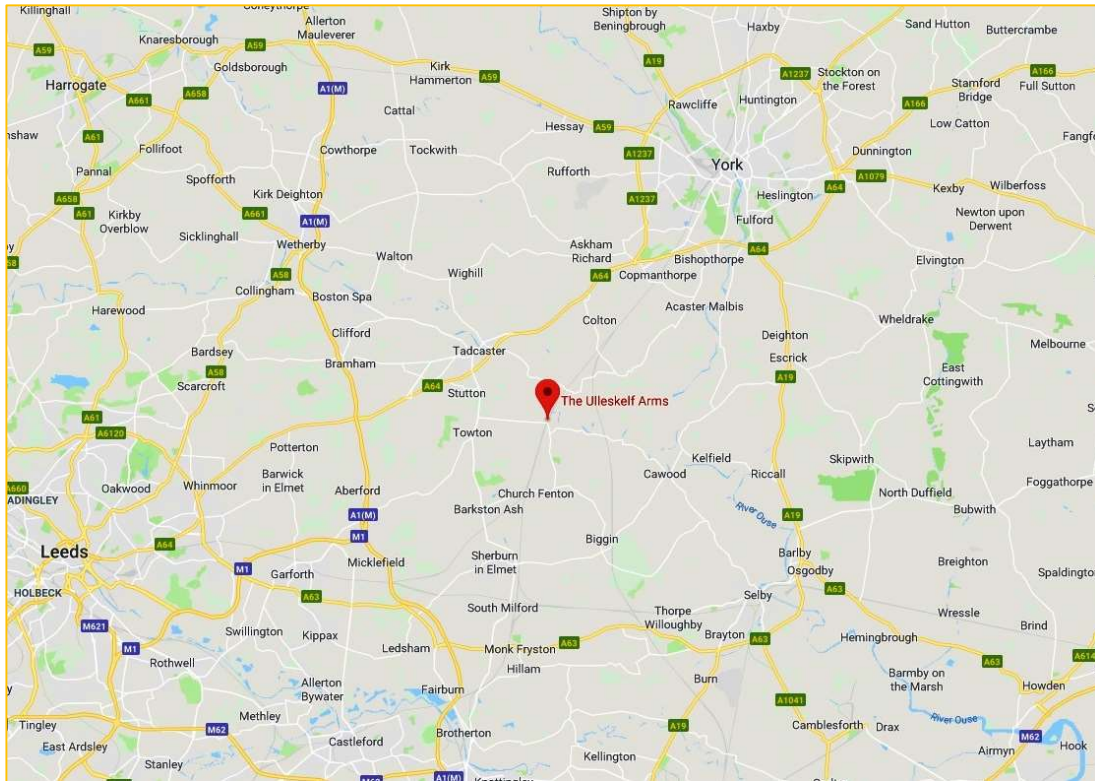
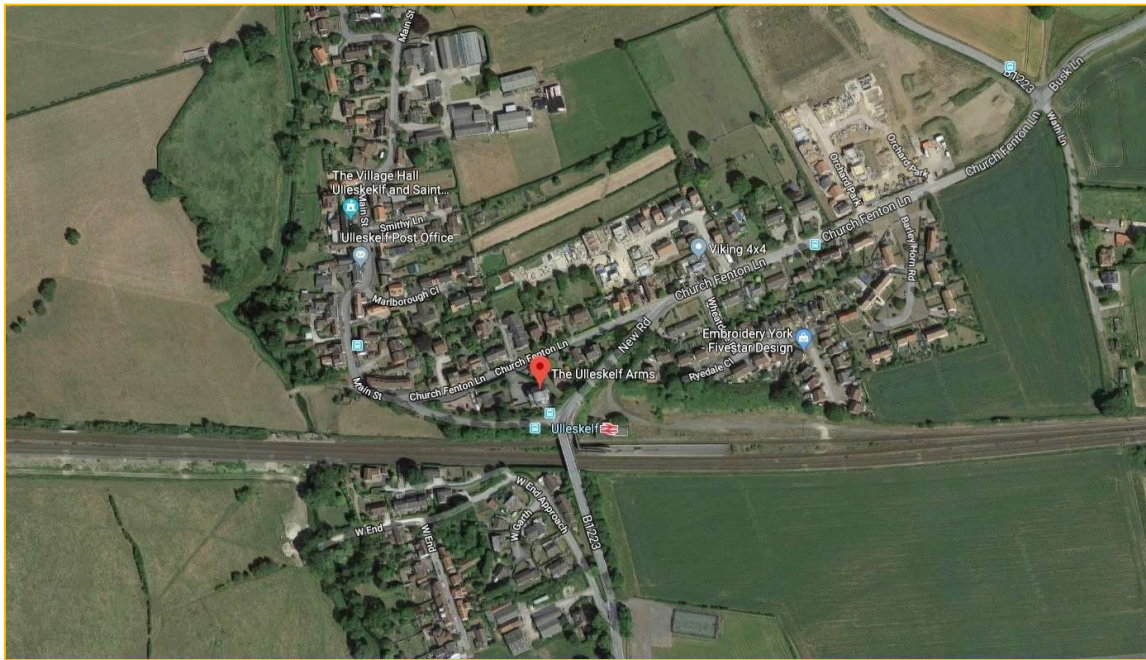


FIRST FLOOR PLAN



SECOND FLOOR PLAN





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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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