

**Traditional Freehold Freehouse in Affluent Staffordshire Village - £365,000**



**Labour In Vain, Yarnfield, Stone, Staffordshire, ST15 0NJ**

Virtual Tour

- Only pub in affluent Staffordshire Village
- Bar, lounge, 50 cover restaurant and catering kitchen
- Large 3 bedroom living accommodation
- Opportunity to establish quality Village "all rounder" with local and food trade.
- Adjoining site with outline planning consent for 3 dwellings is available by separate negotiation.
- The property is listed as an Asset of Community Value.

**Freehold offers are invited in excess of £365,000 subject to contract and exclusive of VAT where chargeable.**

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## LOCATION

The public house lies in the centre of the affluent Staffordshire village of Yarnfield within 3 miles of Stone and Eccleshall. Yarnfield has a population of 1453 ( 2011 Census) and features a range of privately owned housing, Springfields First School, the Village Hall and Yarnfield Park, a training venue, conference centre and religious retreat. Swynnerton MOD training Camp is within 1 mile as are the adjoining Brookside Business Park and Cold Meece Estates, both of which are small trading estates. Yarnfield is a dormitory village for the Potteries, Stafford and the Birmingham conurbation benefitting from good road communications with A34 and A51 within 2 miles and Junctions 14 and 15 of the M6 within 5 miles.

## DESCRIPTION

The property is of traditional mainly 2 storey brick and tile construction with rendered elevations with similar extensions to the side and rear. A beer patio and trade garden lie immediately adjoining the side and rear. A car park providing 20 spaces is located adjacent. Part of the existing car park shown edged blue on the plans below is to be sold separately and is available by separate negotiation. The plans within the details below show the demise to be sold edged red and the additional site edged blue.

### Adjoining Development site

The adjoining development site has Outline Consent for 3 dwellings and is available by separate negotiation. A right of way from Yarnfield Lane to the land edged blue is to be reserved over the pub car park. Rights to lay services in favour of the adjoining development site will also be reserved. There will be an obligation on the Buyer of the adjoining site to mark out the car park in line with the plans submitted within the planning application ie for 20 cars and to a specification to be agreed. The Buyer of the pub will be obliged to maintain the layout of the car park as shown on the plans to comply with the terms of the Outline Planning consent.

## ACCOMMODATION

### Ground Floor

Front lobby through to lounge bar with servery, timber floor, exposed stone fireplace with wood burner, various seating alcoves, seating for circa 40 customers, adjoining similarly decorated restaurant for 50 covers, public bar with servery, perimeter seating, exposed stone fireplace with wood burner and seating for 30 customers. A large catering kitchen and wash up are located adjacent to the restaurant. Ladies and Gentlemen's customer lavatories are to the rear. The footprint of the building is circa 3900 sqft ( Nimbus Maps).

### First Floor

The private quarters comprise three bedrooms, lounge, hallway/office, bathroom, kitchen and bathroom.



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## GENERAL INFORMATION

### Tenure

The property shown edged red on plan at the bottom of the details is held freehold and will be made available with the benefit of vacant possession. A right of way over the car park is to be reserved in favour of the adjoining land, edged blue. Rights to lay services in favour of the adjoining development site will also be reserved. There will be an obligation on the Buyer to maintain the layout of the car park as shown on the plans within these details ie a car park marked out for 20 cars. This is to comply with the terms of the Outline Planning consent for the adjoining development site. The property is listed as an Asset of Community Value.

### Services

All mains services are connected to the property.

### Licences

The property holds a Premises Licence permitting the sale of alcohol from 10:00hrs to 00:00hrs everyday.

### Town & Country Planning

The Labour in Vain is within the area controlled by Stafford Borough Council. The property is not listed nor within a conservation area.

### Fixtures & Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

### Stock in Trade

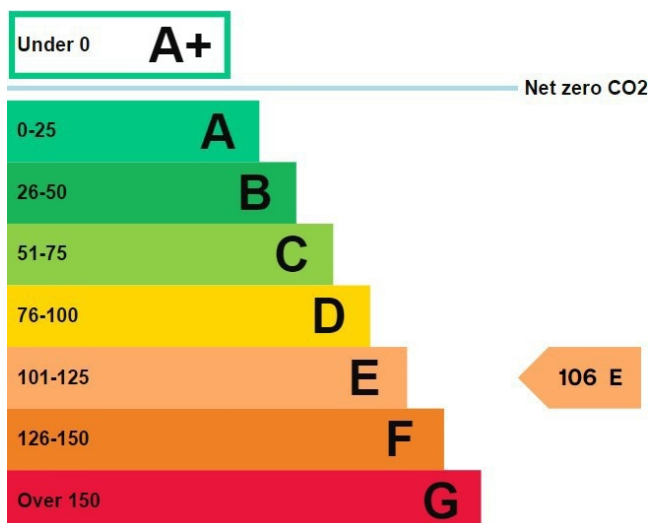
There is no stock to be bought upon completion.

### Rating Assessment

The Rateable Value is £19,500. The property is within Council Tax band B and £1568.53 is payable.

## ASKING PRICE

Freehold offers are invited in excess of £365,000 subject to contract and exclusive of VAT where chargeable.

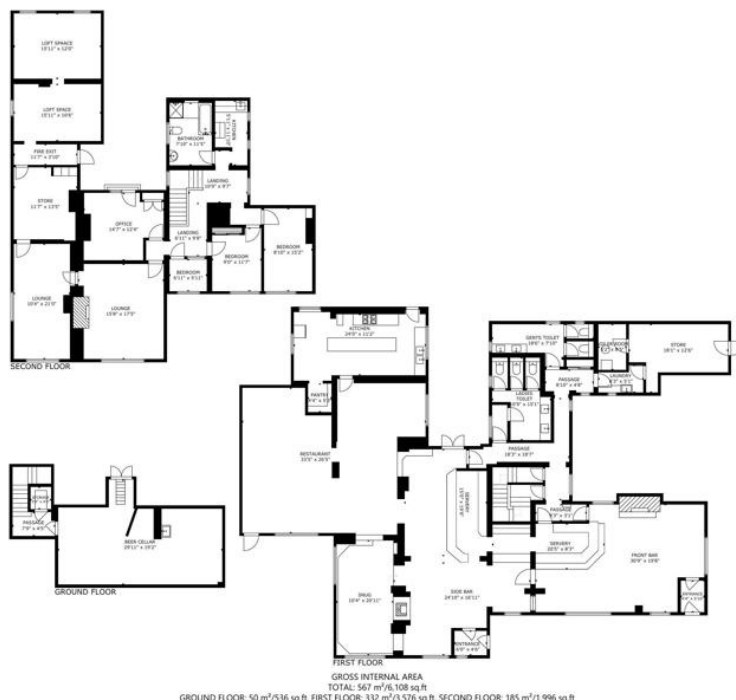
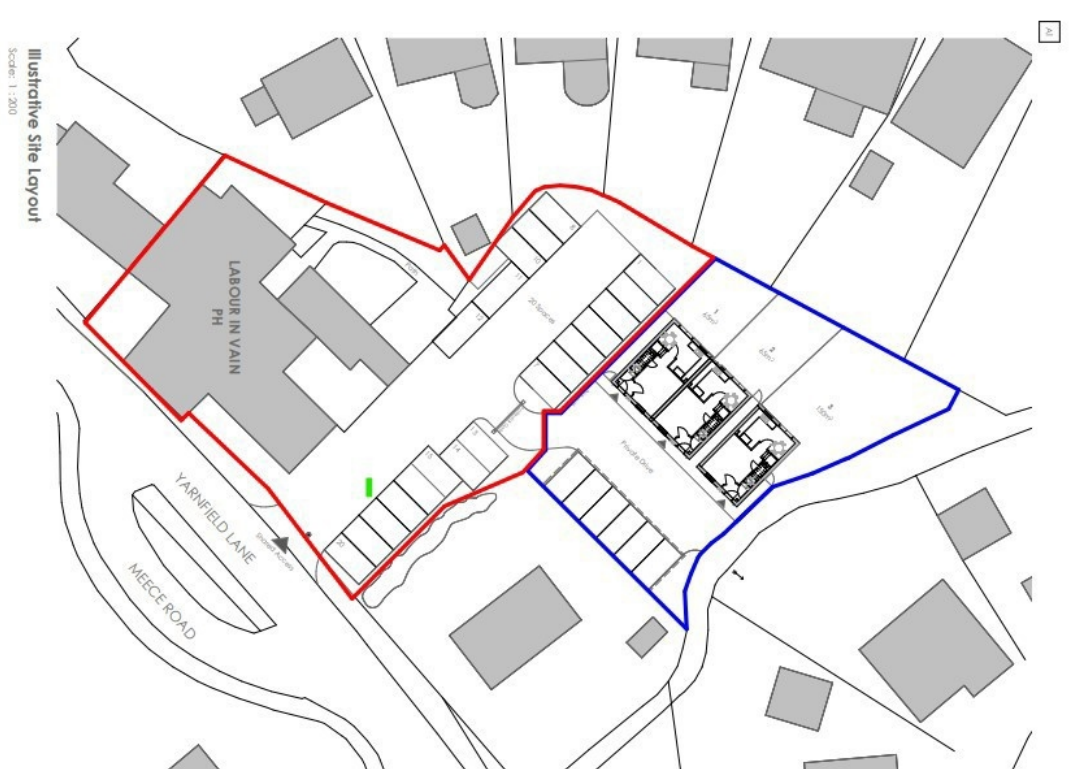


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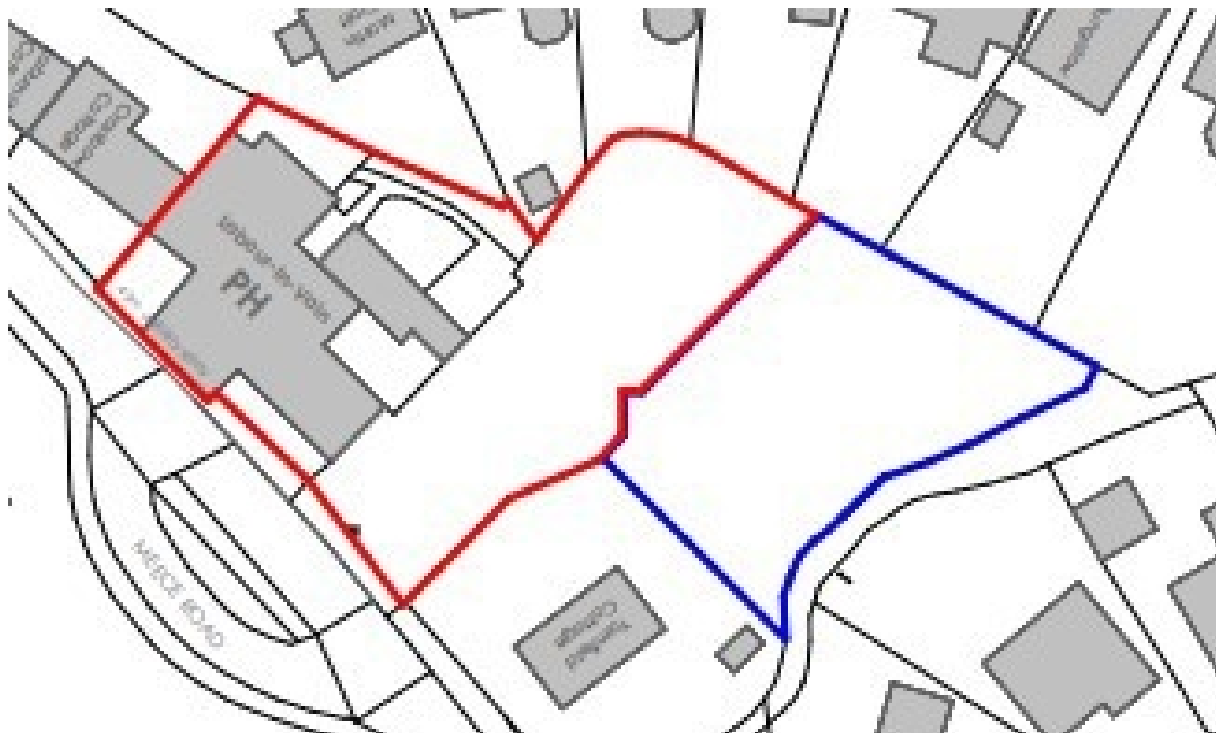
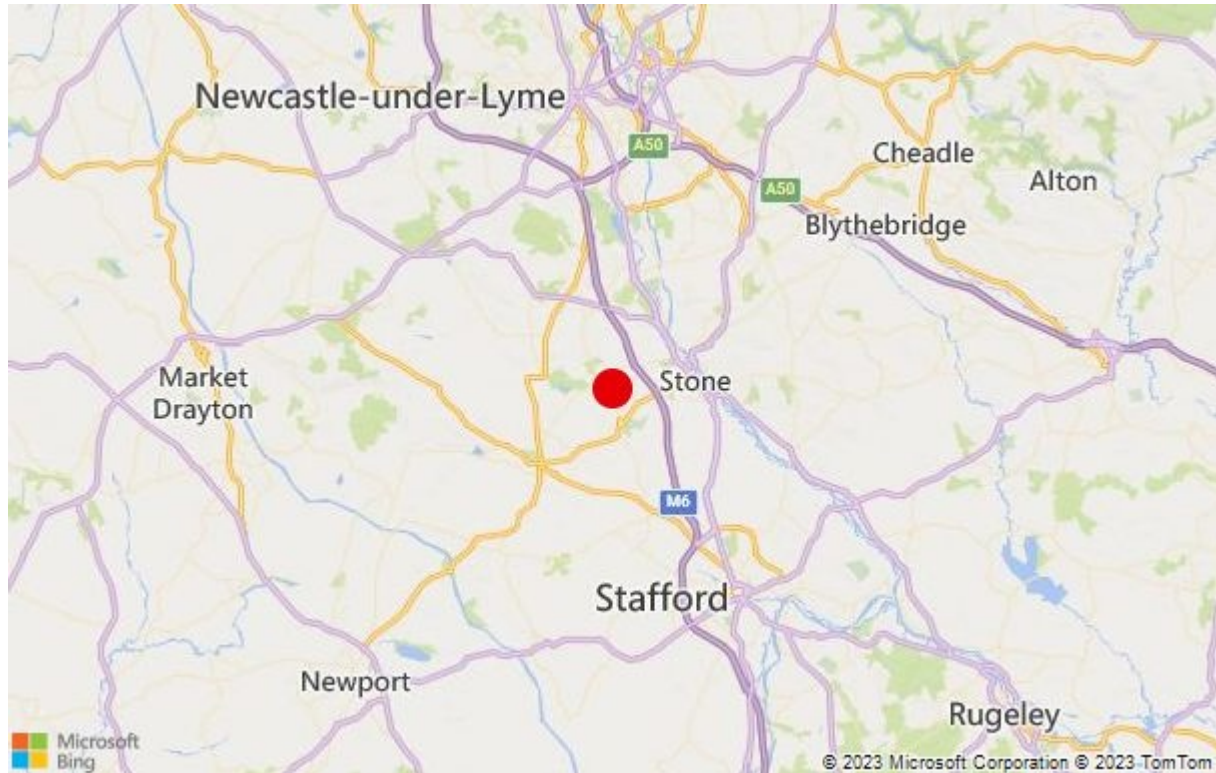


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