

## FOR SALE FREEHOLD – GUIDE PRICE: £850,000 PLUS VAT WHARFEDALE INN, ARTHINGTON LANE, ARTHINGTON, OTLEY, WEST YORKSHIRE, LS21 1NL



- Idyllic location in the desirable village of Arthington within the lower Wharfe Valley
- Imposing former coaching inn with potential for around 150 internal covers
- Large external trade garden for circa 50 covers and car parking for around 50 vehicles
- Substantial plot size of 1.4 acres
- The property will appeal to local/regional licensed operators, developers and investors
- Alternate use potential subject to gaining the necessary consents

## Location

Arthington is a small village in West Yorkshire surrounded by attractive open countryside, with a population in the region of 600 people. The village is a small collection of dwellings and farms along the A659 road (Arthington Lane) running from Pool-in-Wharfedale in the West to Harewood in the East, and south of a section of the River Wharfe. Other nearby villages include Bramhope, Weardley, Weeton and Castley.

The Wharfedale Inn fronts Arthington Lane towards the western edge of the village and it benefits from having impressive views of the lower Wharf Valley to the north from the trade garden. The catchment area is strong with the popular towns of Harrogate, Wetherby and Ilkley - Yorkshire's golden triangle, as well as Otley, all being less than 10 miles away.

This is a popular area for ramblers, cyclists and dog walkers. Nearby tourist attractions include Harewood House Trust and the film set for the TV soap Emmerdale. Leeds Bradford Airport is around 5 miles from the pub.

## Property Description

The Wharfedale Inn is a two storey detached former coaching inn of stone and brick construction under a slate roof, with later additions. There are some outbuildings to the eastern boundary which have a party wall with the adjacent privately owned residential dwelling, Wharfedale Cottage.

## Accommodation

The ground floor benefits from having a good sized bar and restaurant which has the potential for around 150 covers. The property has been closed for a number of years and is in need of full refurbishment throughout.

Ancillary areas include two sets of customer WC's, catering kitchen, basement beer store and various storage areas.

On the first floor the pub benefits from having 3 ensuite letting bedrooms and a spacious 4 bedroom manager's flat.

Externally there is a large trade garden and car parking for around 50 vehicles.

The pub and outbuilding's combined ground floor Gross Internal Area is circa 6,921 square feet and it sits on plot size amounting to 1.4 acres.

The site is likely to be of interest to local & regional public house and restaurant operators, property investors and developers.

## Tenure

Freehold. The property is held on two titles - WYK688691/WYK50709 and the Title Plan is included on page 4.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. The site is located within the greenbelt. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £22,250 with effect from 1st April 2023. The domestic accommodation is within Band B & E for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

The property has an EPC rating of Band E. A copy is available upon request.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



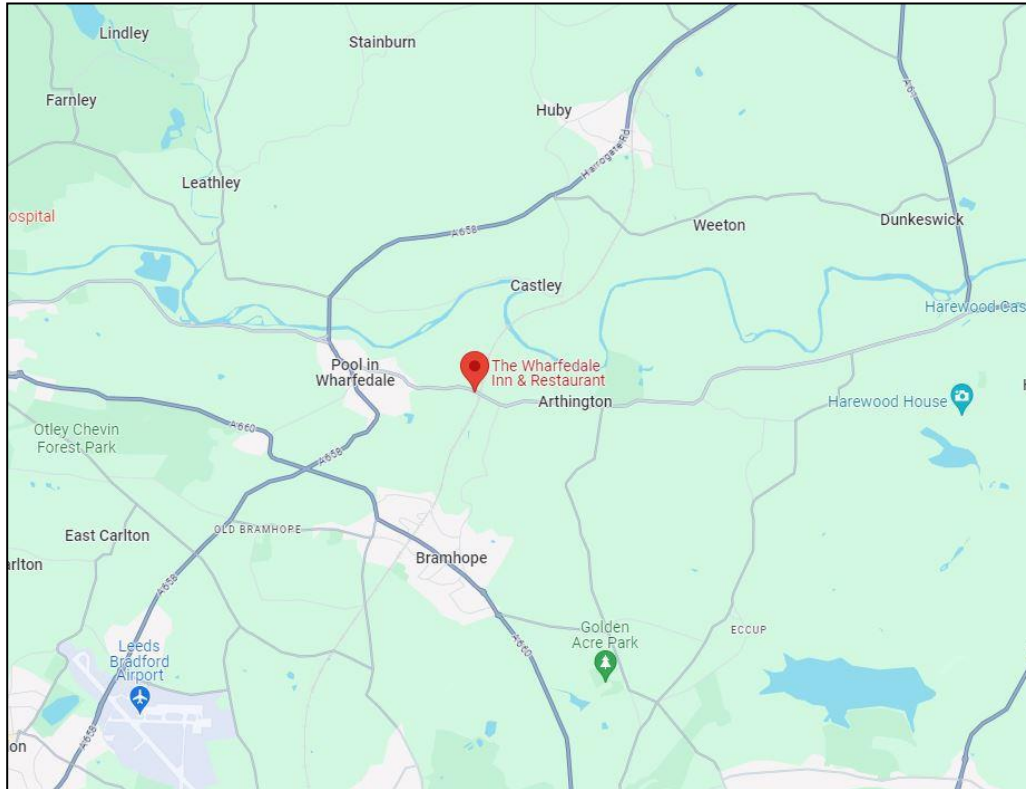
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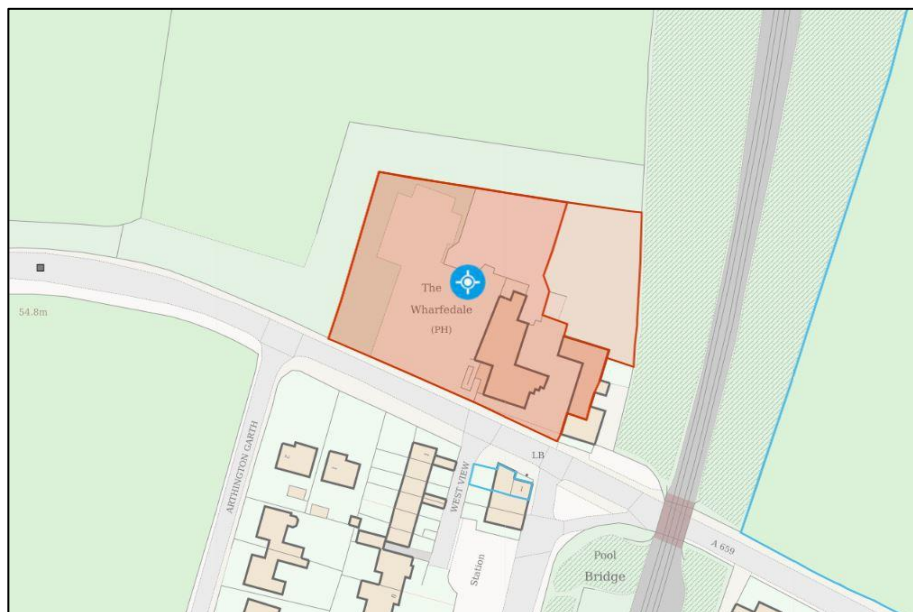
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**Location Plan**



**Site Plan**



**Important notice**

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## Our Services & Offices

