



SERVICES

No services or appliances have been tested

COUNCIL TAX

Band B

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £3600 (£3000 plus vat)

HOW TO GET THERE

From Ware Town Centre, follow the B1004, go past the farms up to the junction with Tatlingtown and the White Horse can be found on your right.

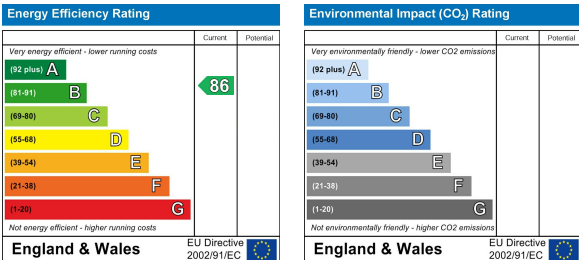


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Not to scale. For illustrative purposes only

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White Horse Pub Wareside, Ware, Hertfordshire, SG12 7QX



GUIDE PRICE £495,000 TO £550,000

** FOR SALE BY LIVE NATIONAL AUCTION TUESDAY 3RD OF JUNE 1PM **

GUIDE PRICE £450,000 to £500,000 ** VIEWINGS BY APPT **

BID ONLINE, BIDS OPEN FOR 24 HOURS**

This beautiful historic Grade 2 Listed public house resides in a wonderful countryside location, just a few miles from the East Hertfordshire town of Ware and sits on a plot 0.75 acres in size. Having been a local landmark for centuries, it is now open to a new owner looking to run a similar business or explore its potential for other types of business or residential development (subject to planning consent). The White Horse retains the infrastructure to be a fully operational public house with two bar areas, dining area, multiple WC facilities, a work-ready kitchen, two cellar rooms, and living accommodations over the top two floors with large living room, kitchenette, bathroom and three bedrooms. Outside is a tarmac car park for multiple vehicles, a patio area, various sheds & outbuildings and a garden area that backs onto farmland. The interior is well-presented and retains many character features, including some exposed beams and a stunning inglenook fireplace. Please call us now for further information.

White Horse Pub Wareside, Ware, Hertfordshire, SG12 7QX

THE WHITE HORSE PUBLIC HOUSE

The building is not currently being used as a public house but retains the features and infrastructure for a new owner, who could make this into a fine-dining gastro pub, or with the use of the extensive car park it could be aligned with classic car and motorcycle clubs to create a local hub for meets and activities (subject to consents). There are many avenues one may wish to consider. With investment, this could be a thriving business with the benefit of live-in owner/manager facilities.

There may also be some options for conversion to other types of businesses or residential development, we would encourage any potential bidders to carry out our due diligence and research prior to bidding if they wish to undertake such a change of use which would be subject to planning consents,

GROUND FLOOR

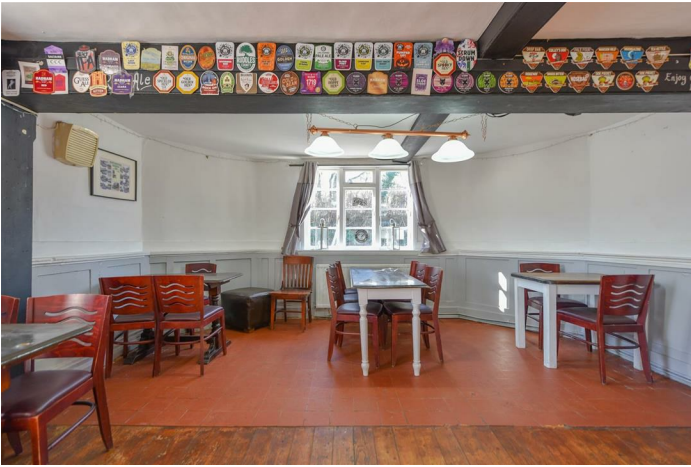
ENTRANCE HALL

With doors to bar areas

LOUNGE BAR

25'7 x 16'3

With two windows to the side, bay windows to the front, open to bar area, door to cloakroom/WC facilities



BAR AREA

28'8 x 10'7

Window to front, open to bar area, door to rear lobby with stairs to 1st floor



DINING AREA

22'2 x 9'4

Two windows to the rear, doors to cloakroom/WC facilities



BAR AREA

Fully functional bar, with access and stairs down to cellar rooms

WC FACILITIES

With separate WC facilities to front and rear of the building

KITCHEN

12'10 x 11'8

Fully functional kitchen with ample storage space and stainless steel workstations



CELLAR ROOM ONE

19'7 x 6'5

CELLAR ROOM TWO

14'3 x 9'4

FIRST FLOOR

LIVING ACCOMODATION

LANDING

Stairs to second floor, doors to;

LOUNGE

17'1 x 13'2

Dual aspect room with windows to front and rear



KITCHEN AREA

13'3 x 7'1

Functional kitchenette

BEDROOM ONE

13'4 x 11'1

Window to front

BEDROOM TWO

13'4 x 6'3 to max

Window to front

BATHROOM

5'6 x 5'3

Suite comprising bath, WC and hand wash basin

STORE ROOM

5'3 x 6

SECOND FLOOR

LANDING

Door to;

BEDROOM THREE

17'1 x 11'10 to max

BEDROOM FOUR

13'4 x 11'10

OUTSIDE



GARAGE

18'1 x 8'7

Large garage to side with stairs leading up to store area

GARAGE 1ST FLOOR STORE

25'1 x 19

OUTBUILDINGS

With five separate sheds/outbuildings, measuring 13'2 X 11'3 , 12'2 X 9'10, 19'5 X 12'5, 15'5 X 7'2 and 9'6 x 7'9

GARDENS



PARKING

Large tarmac car park with space for numerous vehicles

For further information on viewing call 01908 030127