



**The Anchor Inn Mill Street,
Chesterfield, Derbyshire S43 4JN**

- ** GUIDE PRICE: £300,000 TO £320,000 **
- EXCELLENT SCOPE FOR MIXED-USE REDEVELOPMENT (STP) – POTENTIAL TO CONVERT INTO MULTI-COMMERCIAL UNITS WITH UPPER FLOOR RESIDENTIAL
- SUBSTANTIAL STONE-BUILT FORMER PUBLIC HOUSE WITH HISTORIC CHARACTER – HIGHLY VISIBLE LANDMARK LOCATION IN A GROWING TOWN
- THE RANGE OF OUTBUILDINGS, BEER GARDEN AND CAR PARK PROVIDE FURTHER POSSIBILITIES ON THIS SITE EXTENDING TO 0.58 ACRES
- FORMER PLANNING APPROVAL IN 1987 FOR RESIDENTIAL USE OF THE BEER GARDEN
- UNCONDITIONAL OFFERS ARE INVITED
- CLOWNE IS A TOWN LOCATED 9 MILES FROM CHESTERFIELD AND 7 MILES FROM WORKSOP

Guide Price £320,000

TENURE

Freehold.

RATING

The rateable value is £10,500.

The local authority is Bolsover District Council, 01246 242424 to whom all planning enquiries should also be addressed.

EPC

The EPC rating of C covers the whole building.

VAT

There is no VAT charged on the purchase price.

SERVICES

Mains gas, water, electricity and main sewer are all connected.

ACCOMMODATION

BASEMENT CELLARS

two rooms served by a barrel ramp from outside and internal stairs.

GROUND FLOOR

There are three access doors and three fire escape doors serving the main building which lends itself to be conveniently split into smaller units as follows:

UNIT ONE

two porches leading to:

ROOM ONE

30'4 x 28'7 (9.25m x 8.71m)

Giving a floor area of 872 sq ft with built in bar and access to inner lobby and staircase to first floor. Two washrooms off

ROOM TWO

27'2 x 21' (8.28m x 6.40m)

Giving a floor area of 571 sq ft with additional porch access. Built in bar. Inner lobby with access to steps down to cellar. One washroom and fire escape access.

ROOM THREE

66'8 x 21'2 (20.32m x 6.45m)

Giving a floor area of 1416 sq ft with built in bar. Store off 8'0 x 5'6. One washroom. Fire escape into enclosed courtyard.

OUTBUILDINGS

To the rear and accessed from the courtyard. A range of three derelict brick single storey building enclosed with double wooden gates.



FIRST FLOOR

The first floor is currently accessed only from internal stairs from the central inner lobby. This is gas centrally heated and UPVC double glazed. This is a very spacious arrangement of rooms which currently provides four double bedrooms, lounge, kitchen and bathroom served from a central landing.

OUTSIDE

The front is an apron tarmac car park. An unmade drive leads out to the double gated courtyard.

To the opposite side of the premises lies the former beer garden and car park now overgrown.

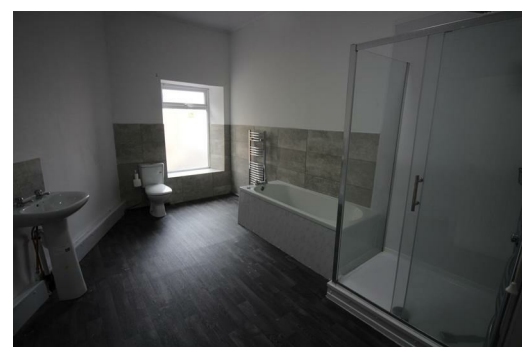
The site extends to 2354 sq m approx. 2815 sq yds or 0.582 acres.

PLANNING

The beer garden to the west of the main building had conditional planning approval for residential development in 1987.

FURTHER ENQUIRIES

Contact david.blount@davidblount.co.uk or call 07976 797009 to arrange a viewing or for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

