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The Boars Head, 14 Lynch Road, Berkeley,
GL13 9TA

Price Guide
£500,000



DEVELOPMENT OPPORTUNITY WITH PLANNING FOR CONVERSION OF EXISTING PUB INTO TWO THREE BEDROOM SEMI DETACHED HOUSES WITH TWO FURTHER NEW BUILD THREE BEDROOM MID TERRACE AND END TERRACED HOUSES IN THE EXISTING CAR PARK. HISTORIC TOWN CENTRE LOCATION. THE EXISTING ACCOMMODATION COMPRISES TWO LARGE BARS, POOL ROOM, SKITTLE ALLEY, KITCHEN, MALE AND FEMALE WC, FIVE BEDROOM OWNER'S ACCOMMODATION ON THE FIRST FLOOR, WITH KITCHEN OPENING ONTO RAISED GARDEN. LIVING ROOM, THREE BEDROOMS, FAMILY BATHROOM, TWO FURTHER INTERCONNECTING EN-SUITE LETTING BEDROOMS, GAS CENTRAL HEATING, PUB GARDEN, PARKING FOR A NUMBER OF CARS. MUST BE SEEN.

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The Boars Head, 14 Lynch Road, Berkeley, GL13 9TA

DESCRIPTION

This development opportunity is situated in the popular historic town centre of Berkeley, which has a range of local traders along with primary school. The town is famous for its Castle and Jenner Museum and is within a short drive of the A38 and M5/M4 motorway network. The proposed development is for conversion of the existing public house, which will make characterful accommodation into two three bedroomed properties, one property will have both a bathroom and an en-suite. In addition, the two new build properties will have living rooms, kitchen/dining rooms, cloakroom, three bedrooms and family bathroom/2nd WC. The existing public house currently comprises, main bar area with three attractive bay windows and wood burner, this in turn leads to rear bar, which again is of a good size and opens into a large pool room. An inner hallway leads to a skittle alley and a commercial kitchen and male and female WC's. Also located on the ground floor is a cellar and on the first floor the landing gives access to the owner's accommodation, comprising of a good size kitchen with door opening onto roof garden, living room, three bedrooms and family bathroom. An interconnecting door leads to two further good sized bedrooms, both having en-suite shower rooms. There is an attractive beer garden and parking for a number of cars and the property must be seen to be fully appreciated.

ENTRANCE LOBBY

Giving access to:

MAIN BAR 10.0m x 5.2m (32'9" x 17'0")

Having three bay windows to front, three radiators, attractive brick fireplace with wood burner and opening to:

REAR BAR 8.75m x 4.16m (28'8" x 13'7")

Having radiator and opening to:

POOL ROOM 6.0m x 4.75m (19'8" x 15'7")

INNER HALLWAY

Giving access to:

KITCHEN 4.62m x 3.0m (15'1" x 9'10")

Having a range of stainless steel commercial kitchen units and sink units.

SKITTLE ALLEY 15.6m x 4.5m (51'2" x 14'9")

Having three windows to side and double doors to side.

REAR HALL

Giving access to Men's WC, having two WC'S and three urinals. Female WC, having two WC'S and sink unit.

CELLAR 5.3m x 3.5m (17'4" x 11'5")

ON THE FIRST FLOOR

LANDING

Giving access to:

KITCHEN/BREAKFAST ROOM 4.39m x 2.87m (14'4" x 9'4")

Having a range of modern wall and base units, double door to roof garden.

LIVING ROOM 5.57m x 3.2m (18'3" x 10'5")

Having fireplace, two windows to side and sash window to front.

INNER HALLWAY

With two cupboards, one housing central heating boiler and further housing hot water tank.

BEDROOM ONE 5.47m x 3.01m (17'11" x 9'10")

Having sash window to front, built in wardrobes and radiator.

BEDROOM TWO 4.3m x 2.7m (14'1" x 8'10")

Having sash window to front and radiator.

BEDROOM THREE 3.3m x 2.7m (10'9" x 8'10")

Having radiator and sash window

FAMILY BATHROOM

Having panelled bath, low level WC and vanity wash hand basin.

INNER LANDING

Giving access to letting accommodation.

LETTING ACCOMMODATION - BEDROOM ONE

4.3m narrowing to 3.25m x 3.69m (14'1" narrowing to 10'7" x 12'1")

Having radiator and en-suite shower room with wash hand basin, WC and shower cubicle.

LETTING ACCOMMODATION - BEDROOM TWO

3.2m x 2.74m (10'5" x 8'11")

Having window to side, radiator and en-suite shower room with wash hand basin, WC and shower cubicle.

EXTERNALLY

The property is accessed from the highway via large car park with parking for a number of cars, this leads to the rear pub garden, which is laid to lawn.

AGENT'S NOTES

Planning Consent via Stroud Council Ref: S.24/0579/FUL
All mains services are believed to be connected.
Gas fired radiator central heating.
Rateable Value: £8,000.00.
Small business rates relief available.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

