

FOR SALE

SUBSTANTIAL DETACHED PUBLIC HOUSE WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING



**PRICE:
OFFERS IN THE
REGION OF
£650,000
(EXCLUSIVE)**

A SUBSTANTIAL DETACHED PUB HOUSE SITTING A TOTAL SITE AREA OF APPROXIMATELY 2.248 ACRES (0.91 HECTARES)
[THE PLOUGH INN, ROMAN FOLD, WISTANSTOW, CRAVEN ARMS, SHROPSHIRE, SY7 8DG](#)

- Substantial part two storey and single storey detached public house with a self contained 3 bedroomed residential flat
- The public house is arranged as two main public bar areas with a commercial kitchen, toilets and above ground cellar
- A part two storey and part single storey commercial building that has until recently been used a brewery and provides a Total Gross Internal Floor Area of approximately 4,616 ft sq (658.45 m sq)
- Large car park and outside seating area
- Accommodation land to rear

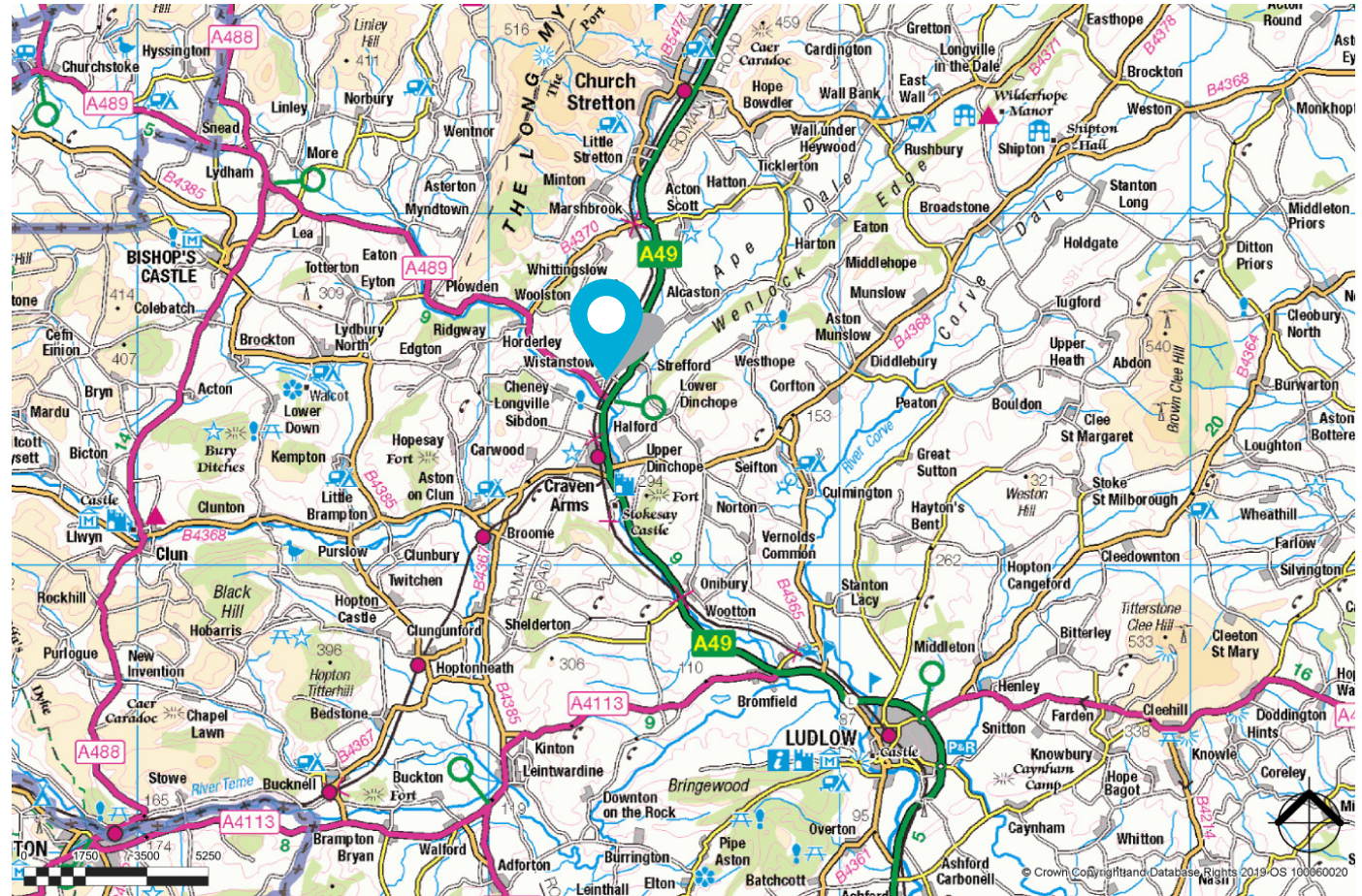
PROPERTY SUMMARY

- Substantial part two storey and single storey detached public house with a self contained 3 bedroomed residential flat
- The public house is arranged as two main public bar areas with a commercial kitchen, toilets and above ground cellar
- A part two storey and part single storey commercial building that has until recently been used a brewery and provides a Total Gross Internal Floor Area of approximately 4,616 ft sq (658.45 m sq)
- Large car park and outside seating area
- Accommodation land to rear
- Total Site Area 2.248 acres (0.91 hectares)
- Significant potential for alternative uses, subject to any statutory consents
- Viewing highly recommended

SITUATION

The property enjoys an enviable location in the sought after village of Wistanstow in South Shropshire. The property is located on the edge of an Area of Outstanding Natural Beauty. Wistanstow is an attractive village located in the South Shropshire countryside but benefiting from easy access to the A49 Trunk Road that serves as the main road between the town of Shrewsbury and the City of Hereford.

The village has some local amenities and is located approximately 2 miles north of the town of Craven Arms, 6 miles south of the town of Church Stretton and approximately 19 miles south of the County Town of Shrewsbury where all local amenities are available. The property is located on the southern edge of the village and located in an area of mainly residential development.





DESCRIPTION

The property comprises of a detached public house that is currently closed and is in part two and part single storey. The majority of the ground floor of the property is arranged to provide the public house with an entrance hallway, restaurant area with a bar, commercial kitchen, public/snug bar, toilets and above ground cellar. The rest of the ground floor of the property is arranged to provide a self contained three bedroomed residential flat and provides an entrance hallway and kitchen on the ground floor and on the first floor a landing, sitting room and three bedrooms and a bathroom. The residential flat provides a Total Gross Internal Floor Area of 1,024 ft sq (95.12 m sq).

The property is of traditional construction and the public house benefits from an outside seating area and a large car parking area with approximately 50 car parking space.

Adjacent to the public house is a part two storey and part single storey detached property that is a former brewery. The property is arranged to provide a variety of commercial production space, offices and welfare facilities with a Total Gross Internal Floor Area of approximately 4,616 ft sq (658.45 m sq). The property is of traditional construction. There is a further detached building that provides stores adjacent to the former brewery that is of brick construction under a flat roof cover. The property would lend itself to a variety of commercial uses.

To the eastern boundary of the property ownership there is accommodation land that is within the property ownership that is accessed via the public house car park.

The Total Site Area 2.248 acres (0.91 hectares).

FOR SALE

WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING

ACCOMMODATION

(All measurements are approximate.)

	SQ FT	M SQ
PUBLIC HOUSE		
GROUND FLOOR		
Entrance Hallway		
Restaurant Area/Bar Area		
Bottle Wash Area		
Commercial Kitchen		
Public Bar/Snug		
Corridor		
Ladies Toilets		
Gents Toilets		
Disabled Toilet		
Cellar (above ground)		
RESIDENTIAL APARTMENT		
GROUND FLOOR		
Entrance Hallway		
Kitchen		
Total Gross Internal Floor Area	97	9.01
FIRST FLOOR		
Landing		
Corridor		
Living Room		
Bathroom		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Total Gross Internal Floor Area	927	86.11

	SQ FT	M SQ
BREWERY		
GROUND FLOOR		
Brewing Room 1	265	24.62
Brewing Room 2	124	11.52
Fermenting Room	403	37.43
Conditioning Room	444	41.24
Packing Room	769	71.43
Store	769	71.43
Total Gross Internal Floor Area	2,774	257.69
FIRST FLOOR		
Store 1	135	12.54
Store 2	140	13.00
Milling Room	399	37.06
Office 1	164	15.23
Office 2	614	57.04
Office 3	390	36.13
Toilet/staff		
Total Gross Internal Floor Area	1,842	400.76
UNDER EAVES STORES		
Total Gross Internal Floor Area	403	37.44
DETACHED STORE		
OUTSIDE		
Outside Seating Area		
Car Park		
	ACRES	HECTARES
Site Area	1.522	0.91
Accommodation Land	0.726	0.294
TOTAL SITE AREA	2.248	0.91



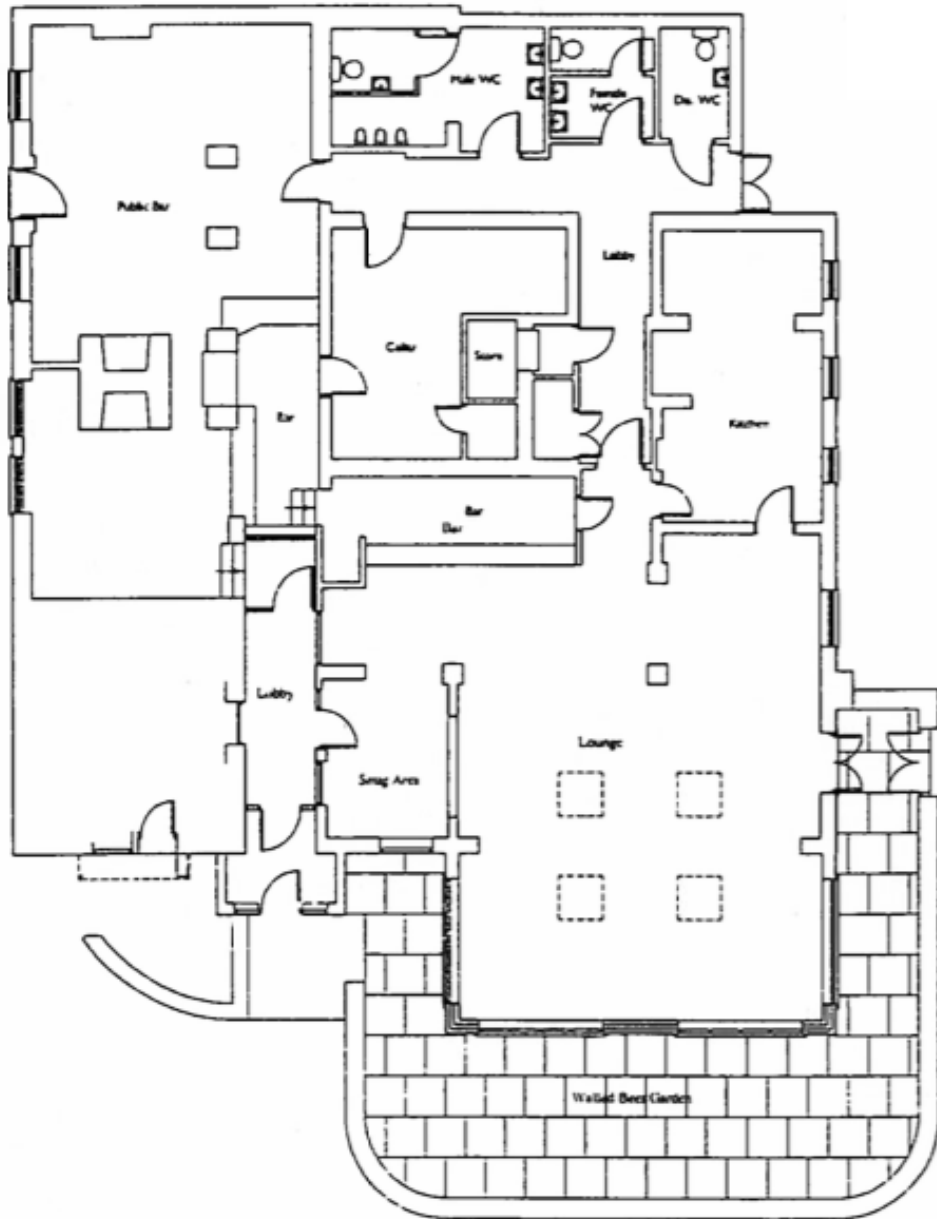
FOR SALE

SUBSTANTIAL DETACHED PUBLIC HOUSE WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING

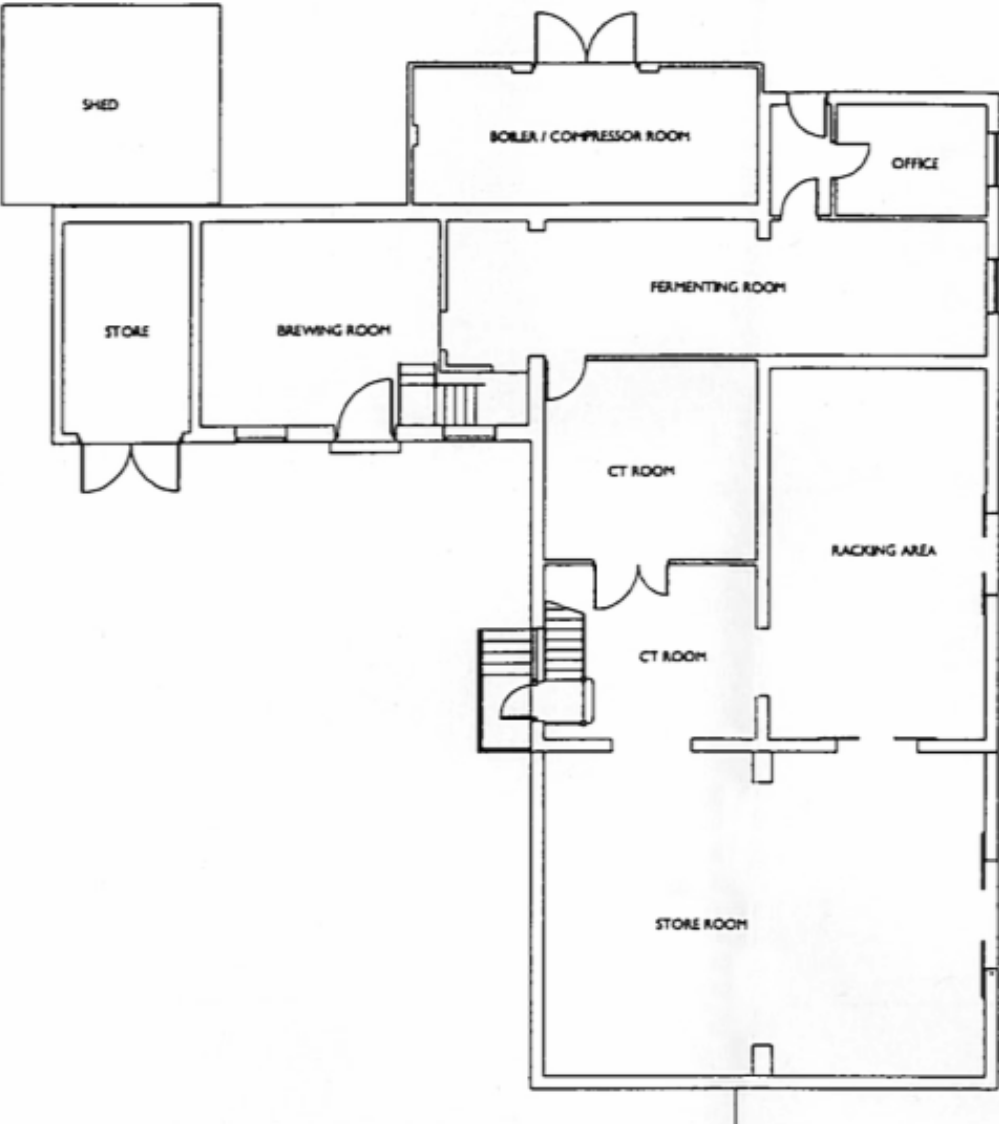


FOR SALE

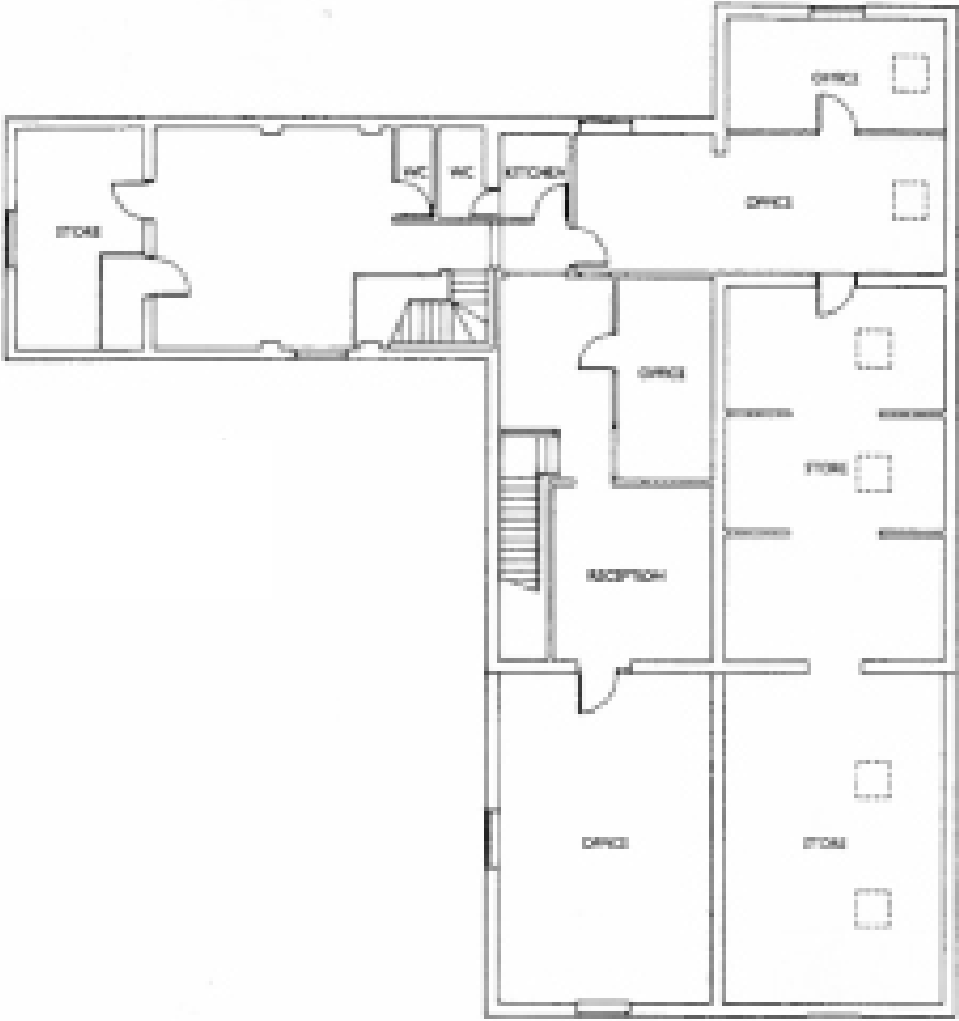
SUBSTANTIAL DETACHED PUBLIC HOUSE WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING



PUBLIC HOUSE - GROUND FLOOR



BREWERY - GROUND FLOOR



BREWERY - FIRST FLOOR

FOR SALE

WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING



TENURE

The property is offered for sale freehold with vacant possession under Title Number SH3145.

There is a pending registration at Land Registry for the separation of The Former Brewery and therefore the Public House and The Former Brewery could be acquired separately. Further details are available from the selling agents upon request.

PRICE

Offers in the region of £650,000 (Six hundred and fifty thousand pounds)(Exclusive of VAT)



VAT

The property is understood not to be elected for VAT

RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local charging authority and we advised as follows:

THE PLOUGH INN

Rateable Value 2022/23 £6,700

Rates Payable 2023/23 £3,343

THE WOOD BREWERY

Rateable Value 2022/23 £8,300

Rates Payable 2023/23 £4,142

THE FLAT

Council Tax Band A

Interested parties should make their own enquiries to the local authority.

FOR SALE

SUBSTANTIAL DETACHED PUBLIC HOUSE WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING

SERVICES

Not tested at the time of our inspection. Prospective purchasers are to rely on their own enquiries

We understand that mains water, electricity and drainage are connected to the property.

PLANNING

The property is located in the local planning authority of Shropshire Council. Prospective purchasers should make their own enquiries.

The property is understood to be located on the edge of an Area of Outstanding Natural Beauty.

The public house is understood to benefit from planning consent for Use Class Sui Generis, The residential flat is understood to benefit from planning consent for residential use for Use Class C3 (Residential) and the Former Brewery, which is understood to be Use Class E.

The property would lend itself to a variety of commercial and residential uses, subject to statutory consent.

EPC

To order

LICENCE

The property is understood to benefit from a Full Premises Licence.



FOR SALE

SUBSTANTIAL DETACHED PUBLIC HOUSE WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING



FOR SALE

SUBSTANTIAL DETACHED PUBLIC HOUSE WITH SELF CONTAINED RESIDENTIAL APARTMENT AND A DETACHED COMMERCIAL BUILDING



LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the transaction.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

VIEWING

Strictly by prior arrangement selling agents. For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com



01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give

any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

