



THE LANGLEY ARMS
Guest Avenue, Emersons Green, Bristol, BS16 7GA

DJ&P | COMMERCIAL
NEWLAND RENNIE

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Bristol, BS16 7GA

The Langley Arms is a well-positioned property comprising a substantial Public House, a detached Grade II Listed farmhouse, extensive grounds, and a large formal parking area.

THE PROPERTY IS FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 3 LOTS

As a whole – offers in the region of £1.45m

Lot 1 - Guide Price – £600,000

- Grade II Listed detached Public House
- Period features
- Extensive parking
- Function room

Lot 2 – OIEO - £785,000

- Grade II Listed Farmhouse
- 9 en-suite bedrooms
- Dining room, kitchen & laundry room
- Ample parking
- Large gardens

Lot 3 – Guide Price - £175,000

- Additional dining area
- Potential for alternative uses (subject to planning)
- Ample parking
- First floor office/utility

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SITUATION

The property is situated within Emersons Green, between the villages of Downend and Mangotsfield. There are excellent transport links to the A4174 Ring Road, providing access to the M32 and M4 at Junction 19. Emersons Green provides a range of local shops, schools, leisure facilities and a hospital.

LOT 1 – THE LANGLEY ARMS (HATCHED RED)

An opportunity to purchase a substantial detached Public House in the heart of Emersons Green. The property was converted from the previous barn and outbuildings which date back to the 16th Century, retaining characterful features including exposed walls and timbers.

The main bar and seating area accommodates in the region of 50 seated customers, with a further raised seating area which serves approximately 30 seated customers. To the first floor, there is a function room with characterful features and large seating areas. The function room is self-contained with kitchen and customer toilets.

In addition to the vast dining areas, there is a kitchen, ground floor cellar, additional bar, and customer toilets.

Externally, the main front entrance leads to a large parking area which could also be utilised as additional outdoor seating. The main outdoor seating area is accessed to the rear or from the main lounge area.

LOT 2 – THE FARMHOUSE (HATCHED BLUE)

This Grade II Listed detached farmhouse is arranged over three floors and provides laundry room, kitchen/dining room, boiler room and 9 good sized en-suite bedrooms. The accommodation is in good condition and has an abundance of character, including vaulted ceilings and wooden beams. Externally, there is a separate access for the farmhouse and extensive parking and garden.

LOT 3 – ANNEXE (HATCHED GREEN)

Three existing lounge areas with open fire place, cellar, small bar, toilet block and first floor office/utility. The accommodation offers potential for alternative uses (subject to obtaining the necessary planning consent). The building is suitable for either commercial or residential use, being adaptable for either use. There is also ample parking provided within Lot 3.

SERVICES

The property has mains electricity, gas, water, and drainage connections.

BUSINESS RATES & COUNCIL TAX

Current Rateable Value (The Langley Arms) – £20,500
Farmhouse Council Tax Band - G

AGENTS NOTES

- The fixtures and fittings in the property are included within the sale.
- The Purchaser of Lot 1 will be required to block up the divide between Lots 1 & 3, compliant with building regulations, within 3 months of completion.
- The Purchaser of Lot 1 will be required to erect a solid wall boundary between Lots 1 & 2, to an agreed specification, within 3 months of completion.
- The Purchaser of Lot 1 is required to move the existing cellar (located on Lot 3) within 3 months of completion.
- Further information regarding trading figures are available from the agent.

VAT

The guide price is exclusive of VAT whether or not chargeable. Further information available from the agents.

OVERAGE CLAUSE

Lot 1 will be subject to an overage clause to the effect that 35% of the uplift in value will be payable to the vendor should residential consent be granted within 20 years of the sale, with the exception of conversion of the first floor as managers accommodation.

Lot 2 will be subject to an overage clause to the effect that if any residential building plots are granted on land, a payment of £50,000 per plot will be payable to the vendor.

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Lot 1



Lot 1



Lot 1



Lot 1



Lot 2



Lot 2



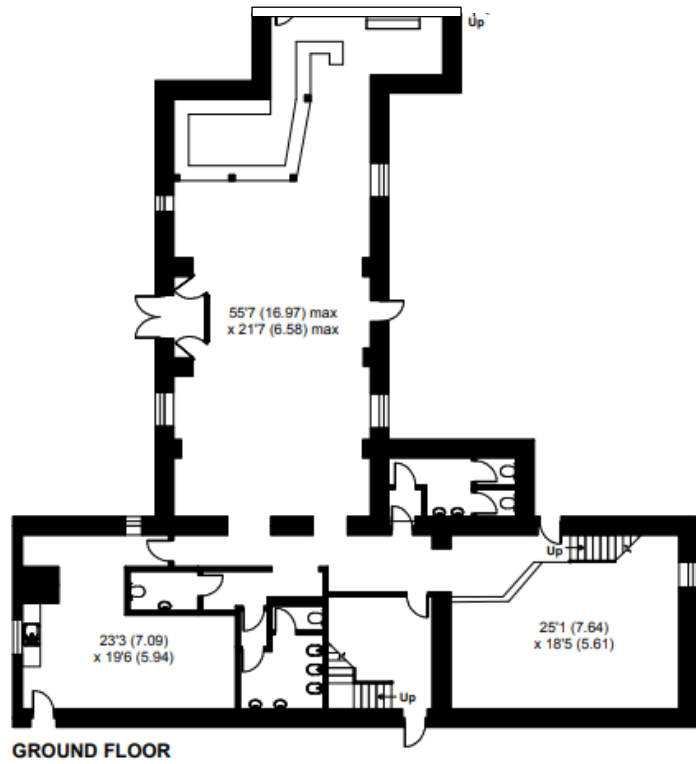
Lot 2



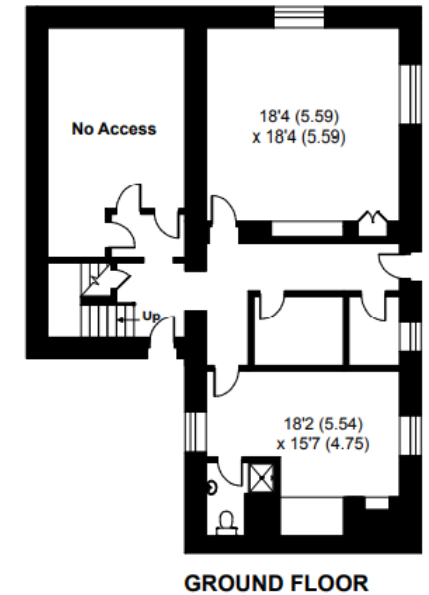
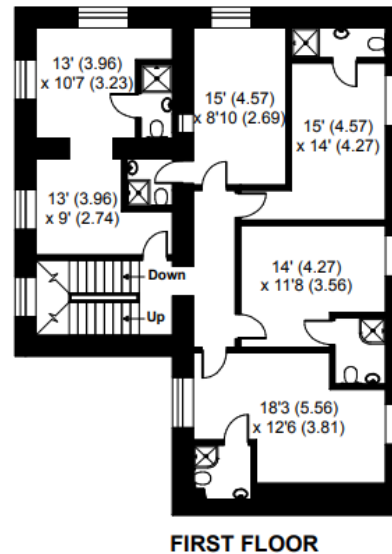
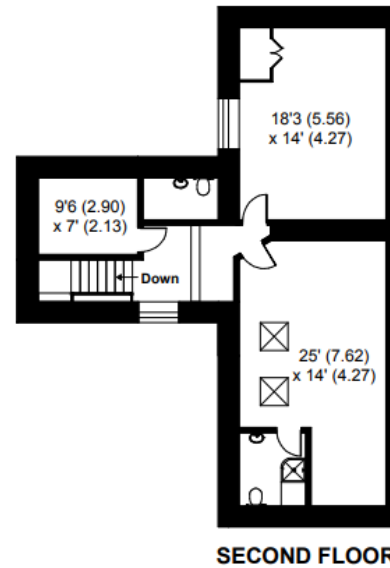
Lot 3

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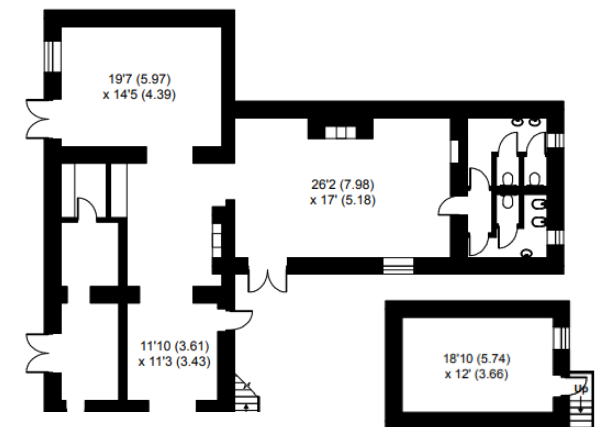
Lot 1 Floorplan



Lot 2 Floorplan



Lot 3 Floorplan



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Site Plan

