

Awsworth Lane  
Cossall, Nottingham NG16 2RZ

**Guide Price £350,000 Freehold**



An interesting opportunity has arisen to purchase a substantial two storey freehold public house situated on a plot approaching half an acre.

This brick built public house was erected in 1959 for the Hardy Hanson Brewery. Latterly a free house, it closed its doors in 2022 following the retirement of the current publican.

Since its closure, unfortunately the property has fallen into disrepair and requires extensive refurbishment and modernisation. However, it offers fantastic potential as a free house, ideal for an established independent brewery, bistro, restaurant, etc to transform into a destination venue.

The ground floor accommodation currently provides for a lounge and snug. There is a kitchen and public conveniences.

The first floor provides above living accommodation with three bedrooms, as well as a lounge, kitchen and bathroom.

To the rear of the property are outbuildings, once a skittle alley, and there is a small enclosed garden with the main external space being on the front and side providing car parking.



The building sits on a corner plot within the Nottinghamshire village of Cossall, with the large market town of Ilkeston approximately 2 miles to the West and the small town of Kimberley approximately 2 miles to the North-East. The A610 is approximately 1 mile away and this junction also features the Ikea retail park at Gilbrook. Junction 26 of the M1 motorway is approximately 3 miles away.

Whilst the site lends itself to the redevelopment or alternative uses, a recent planning application for the demolition and erection of 5 dwellings has been refused, with the Local Authority keen for the building to remain a community facility.

For further information and for a site inspection, please contact the sole selling agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.