



Watling Street, Stafford, ST19 9LN

£1,000,000

**** FREEHOLD SALE - INVESTMENT/DEVELOPMENT OPPORTUNITY ** PREVIOUSLY A PUB/RESTAURANT ** THE BELL INN ** NOW A 5 BED RESIDENTIAL PROPERTY ** RURAL SETTING ** SET IN JUST OVER 2 ACRES ** BACKING ONTO FIELDS ** WATLING STREET LOCATION ** WITHIN 5 MINUTES OF MIDLAND INTERCHANGE ** GROUND FLOOR 3 RECEPTION ROOMS ** LARGE GROUND FLOOR STUDIO BEDROOM ** LARGE KITCHEN/FOOD PREP AREA ** BATHROOM & WC's ** CELLAR ** STORAGE ROOM ** FIRST FLOOR 5 BEDROOMS ** 2 BATHROOMS ** LARGE CAR PARK WITH OUTSIDE CATERING UNIT** CALL CANNOCK OFFICE FOR ACCESS 01543 468846 ****

Webbs Commercial are delighted to offer for sale this well known FREEHOLD property, 'A' Road investment development property (STPP). The property has previously operated as a Bar/Restaurant, The Bell Inn, and is currently utilised as a residential property. Available either for occupation or potentially for a site redevelopment (STPP) . FULL SITE COVERS 2.1 ACRES. The ground floor has 2 reception areas, large Studio bedroom, storage room, kitchen and bathroom facilities. The first floor boasts 5 bedrooms and 2 bathrooms. There is large parking areas to both side of the building (with Catering Unit) and grass areas beyond, an ornamental pond and stables.

Early viewing is highly recommended to fully appreciate all it has to offer and is available STRICTLY VIA THE MARKETING AGENTS ONLY.



Agents Notes

Please note the plot is on three separate titles and has not traded as a public house since 2019.

ENTRANCE PORCH

INNER HALLWAY

RECEPTION ROOM 1

15'11" x 14'10" (4.87 x 4.53)
OPENING TO

RECPTION ROOM 2

14'9" x 25'3" (4.51 x 7.71)

STUDIO / BEDROOM

25'5" x 13'2" (7.76 x 4.02)
Could be used as a STUDIO, as it has a kitchen area and linked shower room.

STORAGE ROOM

KITCHEN AREA

15'4" x 10'6" (4.68 x 3.21)
LEADING TO

PREP AREA

11'7" x 10'6" (3.54 x 3.21)

FIRST FLOOR LANDING

BEDROOM ONE

14'6" x 16'6" (4.44 x 5.05)

KITCHEN TWO

10'0" x 10'1" (3.05 x 3.08)

BEDROOM TWO

10'5" x 12'10" (3.19 x 3.92)

BEDROOM THREE

10'4" x 11'3" (3.15 x 3.45)

BEDROOM FOUR

12'0" x 15'10" (3.66 x 4.85)

BEDROOM FIVE/DRESSING ROOM

12'6" x 6'5" (3.82 x 1.98)

BATHROOM ONE

7'5" x 6'7" (2.27 x 2.03)

BATHROOM TWO

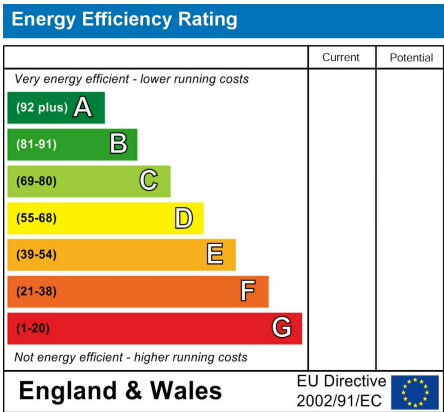
12'5" x 5'9" (3.81 x 1.76)

OUTSIDE

The property sits on a plot of 2.1 Acres. Comprised of the building, 2 large carparks, stables and a garden area.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Webbs Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £46.00 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).