Burton Road

Coton-in-the-Elms, DE12 8HJ







A rare and unique opportunity to purchase a character village pub with permission to change to residential, on approximately 0.19 acre plot currently featuring flexible accommodation with pub/bar areas, living spaces with gardens and a car park, set in a pretty village location.

£399,950

John German

This charming village pub enjoys a lovely central village location overlooking the brook. Coton in the Elms offers a pretty location with excellent countryside access and The National Forest. It is well placed for the nearby centres of Burton on Trent, Ashby de la Zouch, Tamworth and Lichfield.

With accommodation spanning three floors with the ground floor having a bar and games area and toilets. There is a kitchen, store and beer cellar together with a reception room.
The living space over the pub is currently used as two apartments, one with a kitchen, living/dining room and bathroom while the other has a living room, kitchen, bedroom, bathroom and loft bedroom with ensuite. (We understand this space has been converted but does not have the relevant building regulations or planning permission).

To the side and rear is the car park and pub beer garden, excellent outdoor space.

Solar panels have been added to enhance the energy efficiency of the building.

The change of use application was made 12th December 2024 with expiration 3 years after this date ref – DMPA/2024/1350

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction:
Parking: Off road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/15082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




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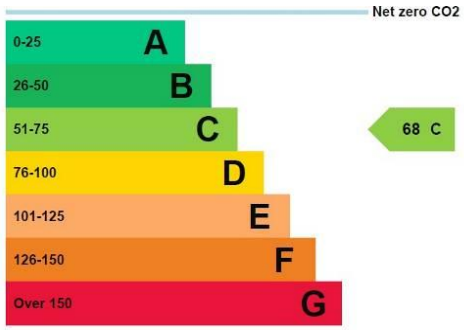

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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