



**THE BLACKSMITH ARMS, MAIN STREET (B6463),
HARWORTH, DONCASTER, DN11 8LB.**

Detached long established public house premises with outbuildings and occupying a total site area (including that occupied by the buildings) of around 0.43 of an acre (0.174ha). The property fronts a busy through road and is just to the west of the heavily populated residential settlement of Harworth/Bircotes

Main Accommodation

Net Floor Area (m²)

GROUND FLOOR:

Bar Area One 57.16

Bar Area Two 49.8

Bar Served 20

Function Room 55

Side Hall

Bottle Store 5.36

Kitchen One 17.77

Kitchen Two 13.19

Two Separate Ladies and Gents Toilets,
One Disabled Toilet

Total Ground Floor 218.28m²
(2,350 ft²)

Cellars 52m²
(560 ft²)

FIRST FLOOR:

Landing

Bedroom 1 (5.0m x 3.7m)

Bedroom 2 (3.8m x 2.8m)

Bedroom 3 (5.2m x 3.5m)

Bedroom 4 (3.8m x 3.7m)

Bathroom (3.6m x 2.7m)

Kitchen (5.2m x 2.7m)

Shower Room (3.6m x 3.3m)

Lounge (6.4m x 5m)

OUTSIDE

Tarmac car parking area.

Detached Outbuilding comprising Garage, External Bar Area and Structures.

Total gross external floor area (including two storey section) approx 123m².

Garden Area

The total site including occupied by the buildings, extends to approx. 0.43 of an acre (0.174ha).

SERVICES

Mains, water, electricity, drainage and gas connected.
Gas fired central heating system to radiators.

RATEABLE VALUE

£15,000

VIEWING

Strictly by prior appointment through Grice and Hunter – Doncaster office. Tel 01302 360141.
Viewings will only be permitted upon proof of funding.

VAT

We believe that the transaction will incur the liability for the addition of VAT.

SPECIAL NOTE

Under the Harworth and Bircotes Neighbourhood Plan the Blacksmiths Arms is identified as a Community Facility. As such, and under Part 3 of Policy 9, (Protecting and Enhancing Community Facilities and Services) the following is stated:

“Developments that would result in the loss of any exiting community facility listed in Table 7 and Map 10a of this plan will be resisted other than in the circumstances laid out in Bassetlaw Local Plan policy ST43 or any successor community facilities policy”.

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Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.