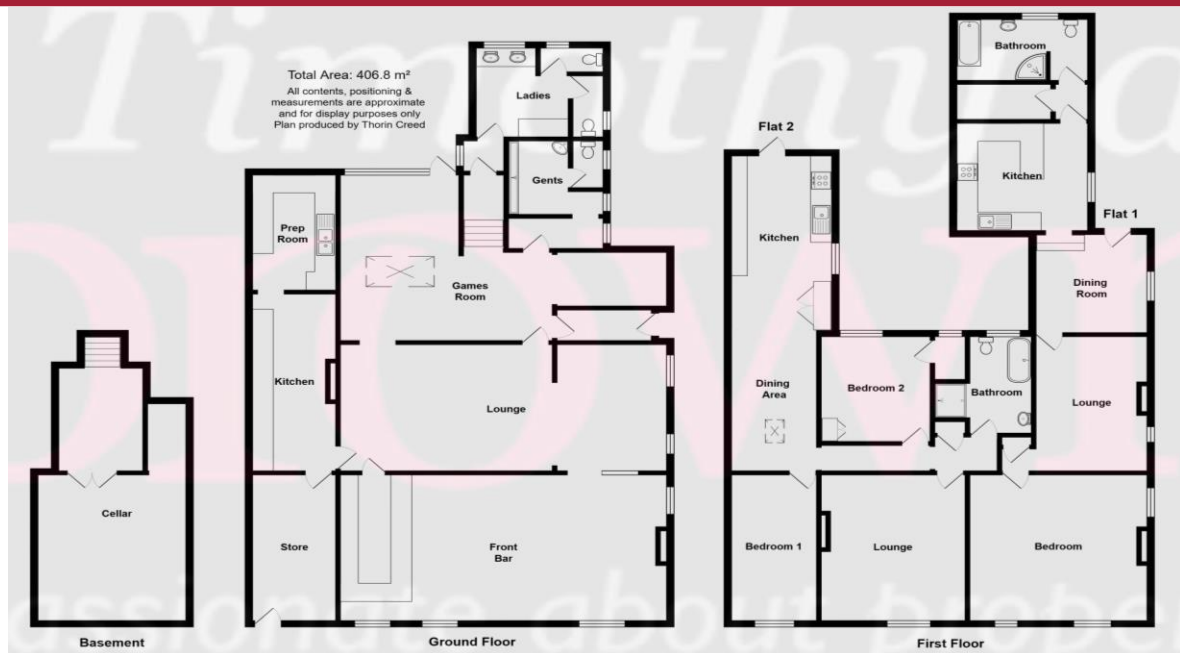




Energy performance certificate (EPC)		
Office No. 16 Chapel Street Mow Cop ST7 4NT	Energy rating C	Valid until: 8 January 2026
Certificate number: 1812-4328-9355-6548-8172		

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	231 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)		
Office No. 16 Chapel Street Mow Cop ST7 4NT	Energy rating D	Valid until: 8 January 2026
Certificate number: 9455-3623-1568-0116-7792		

Property type	Top-floor flat
Total floor area	81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-landlords) (<https://www.gov.uk/guidance/energy-ratings-for-landlords>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.



The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

Energy performance certificate (EPC)		
Office No. 16 Chapel Street Mow Cop ST7 4NT	Energy rating D	Valid until: 8 January 2026
Certificate number: 9455-3623-1568-0116-7792		

Property type	Top-floor flat
Total floor area	92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-landlords) (<https://www.gov.uk/guidance/energy-ratings-for-landlords>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.



The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
- All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
- These particulars do not constitute part of any offer or contract.
- The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
- The date of this publication is **January 2026**.
- Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Timothy a brown



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Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

The Crown Inn,
16 Chapel Street, Mow Cop,
Stoke-On-Trent, Staffordshire ST7 4NT

£329,950

- FREEHOLD, TRADITIONAL PUB WITH HUGE POTENTIAL
- BAR & TWO LOUNGES SEATING UP TO 60 GUESTS
- GAMES ROOM WITH FLEXIBLE USE FOR DINING OR ENTERTAINMENT
- FULLY EQUIPPED CATERING KITCHEN & DRY STORE
- OUTDOOR BEER PATIO WITH COVERED SMOKING SHELTER
- TWO SELF-CONTAINED RENTAL FLATS PROVIDING INCOME
- STRONG COMMUNITY PRESENCE WITH LOYAL CUSTOMER BASE
- PRIME LOCATION ON CHESHIRE-STAFFORDSHIRE BORDER

FOR SALE BY PRIVATE TREATY (Subject to contract)

FOR SALE: The Crown Inn – A Charming, Characterful Freehouse with Huge Potential.

Location: Nestled at the heart of a vibrant community on the picturesque border of Cheshire and Staffordshire, The Crown Inn is a well-established, free-of-tie traditional pub that offers both charm and opportunity.

Business Opportunity:

This beloved local gem comes with **two self-contained rental flats above**, providing a steady income stream. With food currently served only on **Friday to Sunday evenings**, there’s **massive scope to expand** trading hours and introduce a full dining experience throughout the week.

Interior Highlights:

- **Bar & Seating Area** – Comfortably seats 30 guests in a warm, welcoming atmosphere.
- **Two Lounges** – Additional seating for 30, perfect for relaxed gatherings or private events.
- **Games Room** – Currently home to a pool table and dart boards, with space for 16. Could be repurposed for dining, entertainment, or themed nights.

Facilities Include:

- Fully equipped **catering kitchen**
- **Dry food store and prep room**
- **Two W.C.s**
- **Outdoor beer patio** with a covered smoking shelter
- **Private car park** for 8–9 vehicles

Opening Hours:

- **Mon–Wed:** 5:00pm – 11:00pm
- **Thu–Fri:** 5:00pm – 12:00am
- **Saturday:** 2:00pm – 12:00am
- **Sunday:** 12:00pm – 10:00pm



Why Buy?

The Crown Inn is more than a pub—it's a cornerstone of the community. With a loyal customer base, a strong reputation, and **untapped potential**, this is a rare chance to take over a thriving business and make it your own. Whether you're an experienced publican or an ambitious entrepreneur, this is a golden opportunity to grow a hospitality business in a prime location.

Reason for Sale:

Owner is retiring, making this a perfect time for a new chapter in The Crown Inn’s story.

Financial Information:

Detailed rental income and turnover figures will be provided upon viewing. The current owner prefers to share this confidential information directly with serious prospective buyers to ensure privacy and discretion.

The accommodation briefly comprises:
(all dimensions are approximate)

MAIN ENTRANCE : To side of building to:

PORCH 9' 0" x 3' 3" (2.74m x 0.99m): Door to:

'L'-SHAPED GAMES ROOM 18' 6" x 19' 7" max 11. 6" min (5.63m x 5.96m max 3.50m min): Pool table area. Doors to W.C.'s, dining seating area, outside seating area and beer garden.

ENCLOSED DARTS AREA 10' 1" x 6' 2" (3.07m x 1.88m):

LOUNGE/DINING SEATING AREA 1 20' 2" x 14' 8" (6.14m x 4.47m): Doors to back of bar and catering kitchen opening up to:

LOUNGE/DINING SEATING AREA 2 14' 4" x 10' 6" (4.37m x 3.20m):

BAR/DINING SEATING AREA 3 16' 3" x 31' 0" (4.95m x 9.44m): Bare counter and back bar to one end. Multi fuel cast iron fire place set within brick chimney.

CATERING KITCHEN 20' 0" x 8' 6" (6.09m x 2.59m) max: Fitted with a range of laminated base and eye level units with tiled splashbacks. Stainless steel tables. Large extractor system with cooking appliances below. Tiled floor. Door to:



PREP ROOM/WASHING UP 7' 11" x 13' 3" (2.41m x 4.04m): Fitted with a range of laminated base and eye level units with tiled splashbacks. Double bowl stainless steel sink unit. Integrated washing machine. Tiled floor.

W.C.s :

Male : Urinal. Tiled walls and floor. Wash hand basin. Door to cubical with low level W.C.

Female : Two inset wash hand basins. Two cubicles with low level W.C.'s. Tiled walls. Make up or other counter with mirrors above.

Outside :

SMOKING AREA 8' 1" x 5' 2" (2.46m x 1.57m): Constructed of timber with timber bench. Laminated roof panels.

BEER GARDEN : Flagged patio with 4 timber picnic tables. Access to:

REAR PRIVATE CAR PARK : Space for 8/9 vehicles. Accessed via Church Street.

Flat 1 :

SEPARATE ENTRANCE : Composite door to:

DINING AREA 11' 0" x 10' 6" (3.35m x 3.20m): PVCu double glazed window. Radiator.

KITCHEN 12' 0" x 12' 5" (3.65m x 3.78m): PVCu double glazed window. Fitted with base and eye level units incorporating breakfast bar, hob and oven with extractor over. Space for under unit white goods. Tiled splashbacks. Radiator. Tiled floor.

LOBBY : Door to boiler cupboard. Door to:

BATHROOM 6' 8" x 12' 9" (2.03m x 3.88m): PVCU double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and separate shower enclosure. Partly tiled walls. Radiator. Tiled floor.

LOUNGE 15' 1" x 10' 6" (4.59m x 3.20m): PVCu double glazed window. Fire surround. Door to lobby. Door to:

BEDROOM 17' 0" x 16' 6" (5.18m x 5.03m): PVCu double glazed windows to three aspects. Brick fireplace. Radiator.



Flat 2 :

ENTRANCE : PVCu double glazed door to:

KITCHEN/DINER 35' 6" x 8' 2" (10.81m x 2.49m) : Velux roof light. PVCu double glazed window. Fitted with a range of base and eye level units with built in breakfast bar. Electric hob with oven below and extractor above. Space for under unit white goods. Tiled splashbacks. Radiator. Fitted storage cupboard. Tiled floor.

BEDROOM ONE 16' 3" x 8' 1" (4.95m x 2.46m) : PVCu double glazed window. Radiator.

INNER HALL : Door to:

LOUNGE 16' 4" x 14' 0" (4.97m x 4.26m) : PVCu double glazed window. Fireplace. Radiator.

BATHROOM 10' 6" x 9' 1" (3.20m x 2.77m) : PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin tub bath and large shower enclosure. Tiled walls and floor.

BEDROOM TWO 11' 8" x 9' 7" (3.55m x 2.92m) : PVCu double glazed window. Radiator. Door to walk in cupboard.

TENURE : Freehold (subject to solicitor's verification).

RATEABLE VALUE : £4,300.

VAT : Not applicable.

SERVICES : All mains services are connected (although not tested)

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East **TAX BAND:** A

PROOF OF IDENTITY : To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

DIRECTIONS: SATNAV ST7 4NT

