

John Bull Inn Waterside

Thorne DN8 4JQ

Price Guide £235,000

FREEHOLD

Fantastic development opportunity. Offered for sale with expressions of interest. Substantial former John Bull Public House requiring full renovation with large plot extending in total to approx 0.25 acre, perfect for re-development subject to planning.





• GREAT DEVELOPMENT OPPORTUNITY • Substantial former Public House • Large plot offering great potential

EXPERSSIONS OF INTEREST

Our client is open to considering offers from purchasers who are looking at re-developing the site and may make an offer, subject to them receiving satisfactory planning permission, before completion takes place.

LOCATION

The area of Waterside is a small tranquil hamlet of properties, with a rural scenic feel, yet within walking distance of a shopping retail park and on the doorstep for Junction 6 of the M18 motorway, opening up the M62 and A1 connecting Leeds, Sheffield, Doncaster and Hull.

Waterside is located on the edge of Thorne which boasts two train stations, regular bus services, and a wide range of amenities including primary and secondary schools, independent shops like Post Office, greengrocers, butchers, bakers, a gym, cafes, and hairdressers. There are larger retail outlets such as Sainsbury's, Aldi, B&M, KFC, Lidl, McDonald's, Screwfix, Toolstation, and Costa also nearby. Essential services including doctors, dentists, a sports centre, opticians, and solicitors ensure all your needs are covered.

For outdoor enthusiasts, there are canal walks, access to Thorne Moors, woodland areas, fishing lakes, golf courses, and the Yorkshire Wildlife Park within close proximity, making it a vibrant and convenient place to live.

FORMER PUBLIC HOUSE ACCOMODATION

Requiring full renovation and improvement and comprising of;

MAIN BAR AREA

32'6" x 24'3" maximum.

SNUG/SEATING AREA

13'5" x 12'11"

MAIN DINING AREA

27'8" x 18'6" maximum.

KITCHEN

24'10" x 6'5"

DISABLED TOILET

4'6" x 4'3"

WOMANS TOILETS

With two cubicles.

MENS TOILETS

With two cubicles and urinals.

STORE ROOMS

Two large store rooms located off the main hallway.





• Small hamlet location • Adjoining Junction 6, M18 motorway • Whole Building Extends to approx. 383.4 sq.m/4,127 sq.ft

FURTHER STORE ROOM

21'3"x 18'0"

Accessed from the end of the main hall.

EXTERNAL STORE

21'7" x 6'11"

FIRST FLOOR ACCOMMODATION

Staircase leading from the main bar area to the self contained three bedroom flat.

DINING ROOM

11'5" x 8'0"

Open access into the lounge and door into the dining kitchen, multi-use room and door to the second floor attic space.

LOUNGE

16'6" x 11'10"

Door into bedroom one.

KITCHEN/DINER

18'1" x 12'9" maximum.

Door into the inner landing which has access to two bedrooms and bathroom.

BEDROOM ONE

12'7" x 11'10"

Accessed from the lounge with large walk-in wardrobe.

BEDROOM TWO

11'3" x 10'10" maximum.

Accessed from the inner landing.

BEDROOM THREE

11'3" x 6'8" maximum.

Accessed from the inner landing.

BATHROOM

6'8" 6'7"

Accessed from the inner landing.

OUTSIDE

There is a large L shaped carpark which has a maximum frontage onto Quay Road of 26.5m with a maximum depth of 48m which narrows to 11.2m. The whole site extends to approximately 0.25 of an acre.

ENERGY PERFORMANCE RATING

EPC B - Full EPC report available, contact the branch.

INFORMATION



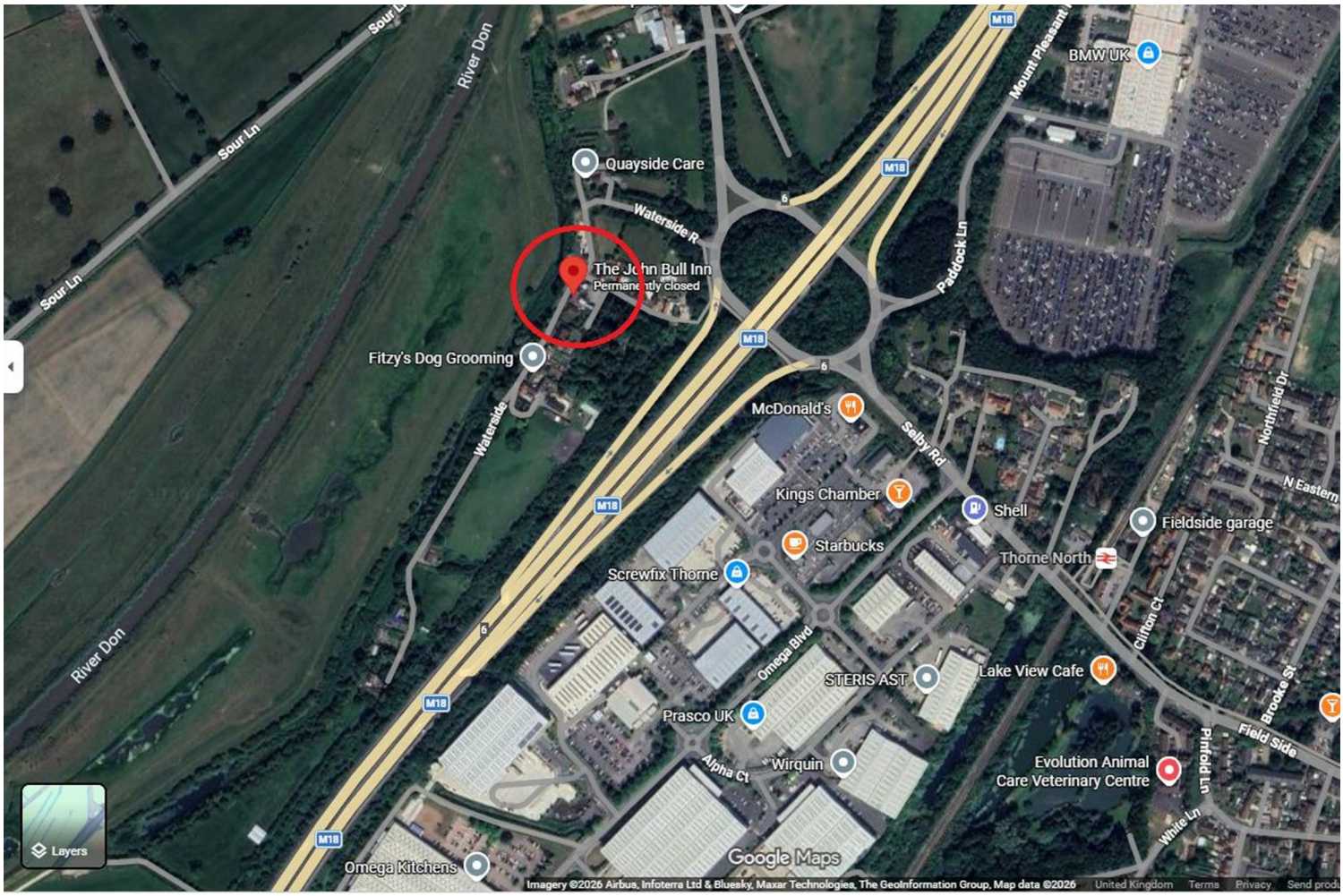


• Carpark area extends to approx 26.5m wide x 48m deep • Whole site extends to approx 0.25 of an acre • NO UPWARD CHAIN INVOLVED, EPC B • Expressions of interest sought

Broadband

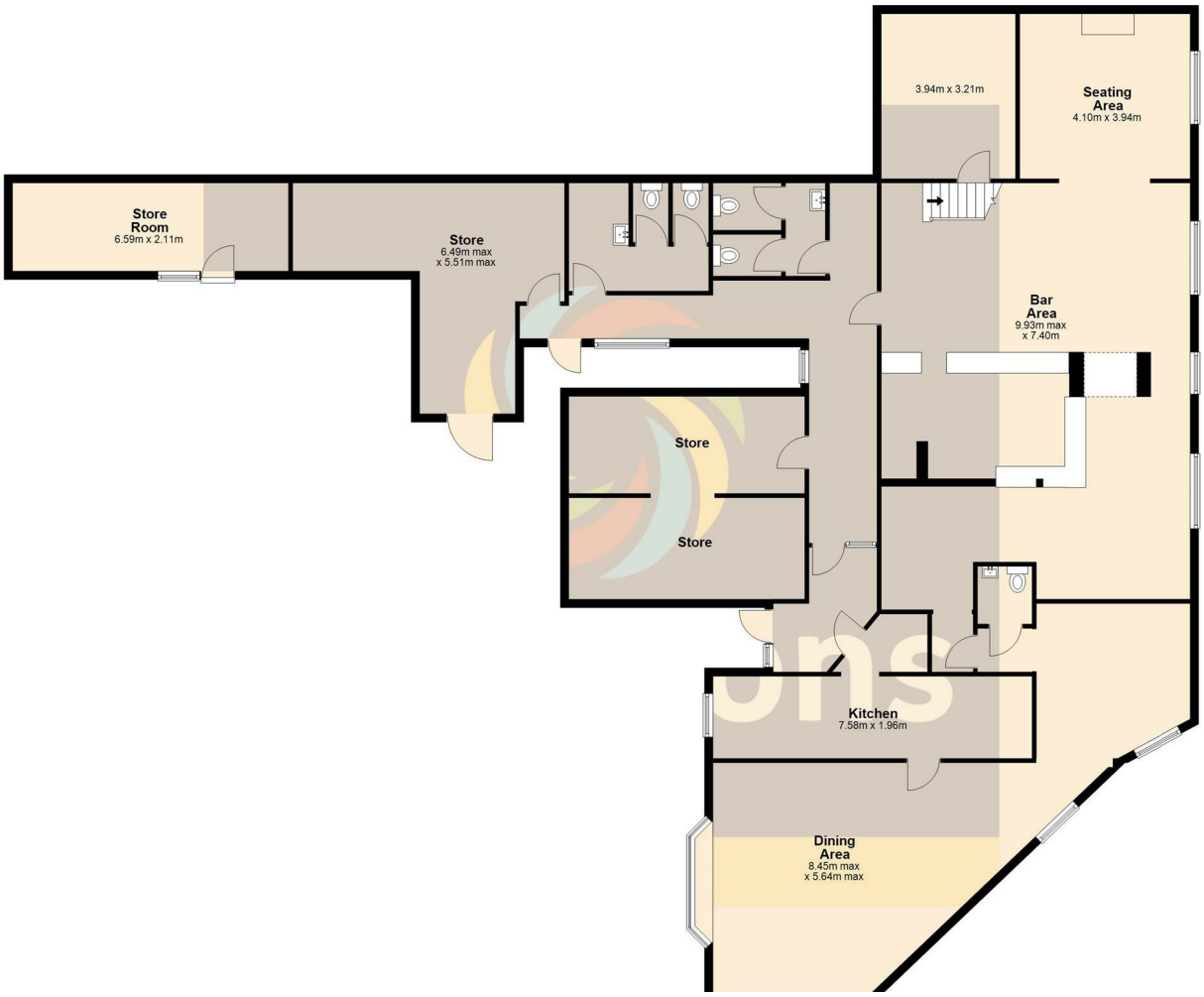
Basic 20 Mbps

Ultrafast 1800 Mbps





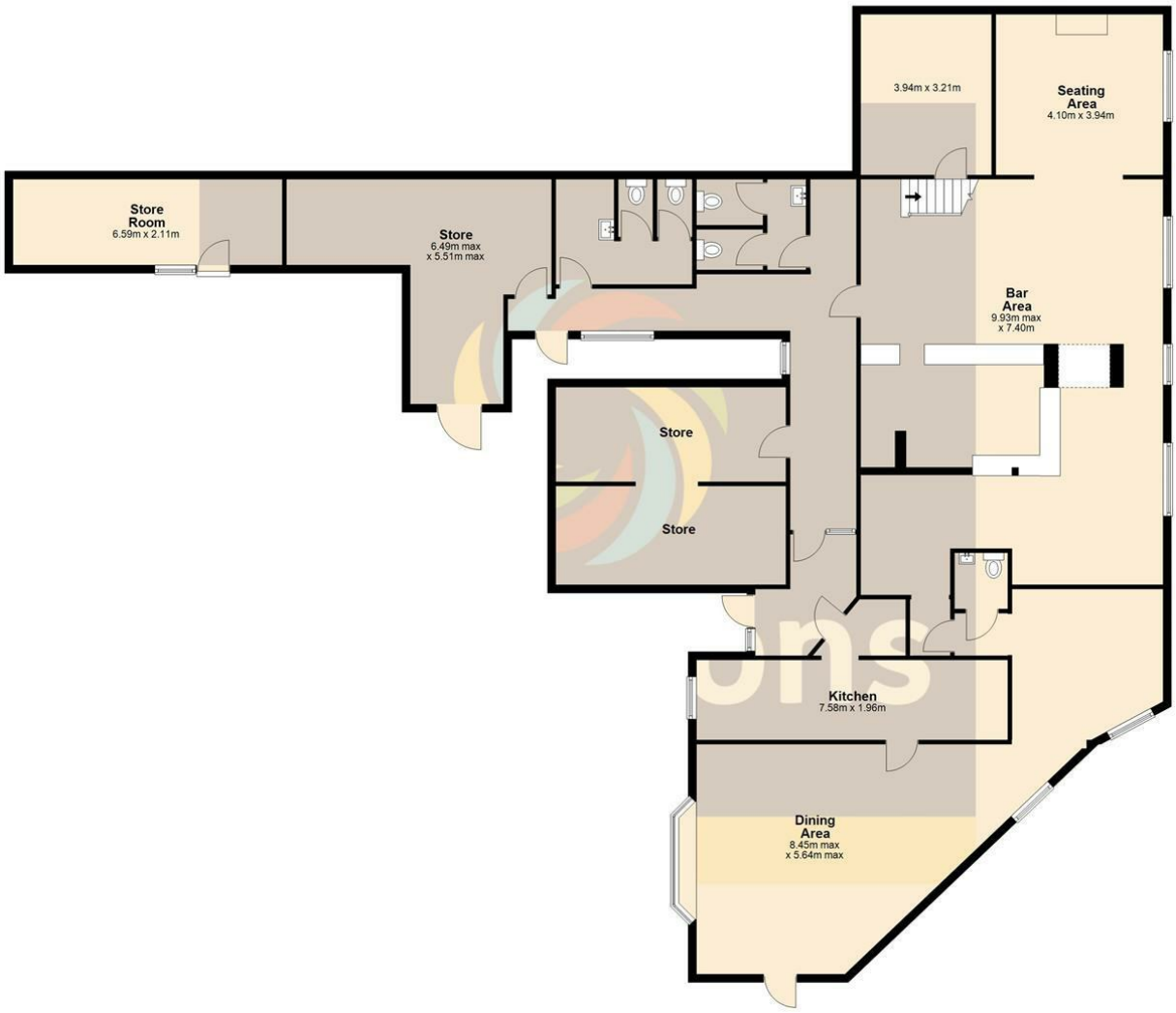




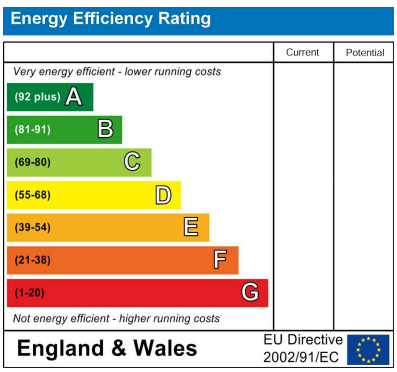
Additional Information

Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only
Tenure - Freehold

Ground Floor







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thorne Sales
94 King Street
Thorne
Doncaster
South Yorkshire
DN8 5BA

01405 816893
thorne@screetons.co.uk
www.screetons.co.uk