

For Sale by Auction

Thursday 16th May 2024





A freehold former public house, set in 0.25 acres (0.10 hectares) or thereabouts, suitable for a variety of uses, subject to obtaining the necessary planning consents

The Bulls Head, Bag Lane, Marchington, Uttoxeter, ST14 8LB

GUIDE PRICE:

£220,000+
PLUS FEES

LOCATION

The property is situated in the highly desirable east Staffordshire village of Marchington.

It lies within close proximity to local amenities including the first school, community village shop, cricket club, active village hall and the church, as well as several walks through the surrounding countryside.

The towns of Uttoxeter and Burton upon Trent plus the city of Lichfield are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

DESCRIPTION

TA Freehold former public house set in 0.25 acres (0.10 hectares), suitable for a variety of use, subject to obtaining the necessary planning consents.

ACCOMMODATION

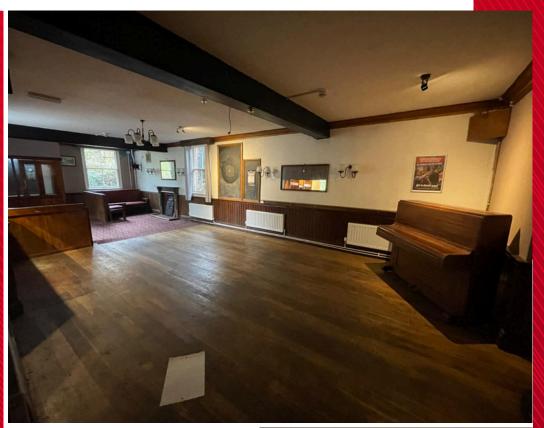
Ground Floor: Lounge, Bar, Living Room, Commercial Kitchen, Two Stores, Ladies and Gents WCs, Inner Foyer, Basement Cellar.

First Floor: Four Bedrooms Manager's Flat, Lounge, Kitchen, Bathroom.

Outside: External seating area and large car park located to the rear of the property.

TENURE

Freehold - Vacant possession upon completion









VAT

We understand VAT is applicable on this transaction.

EPC

D.

VIEWINGS

Freehold - Vacant possession upon completion.

ANTI-MONEY LAUNDERING

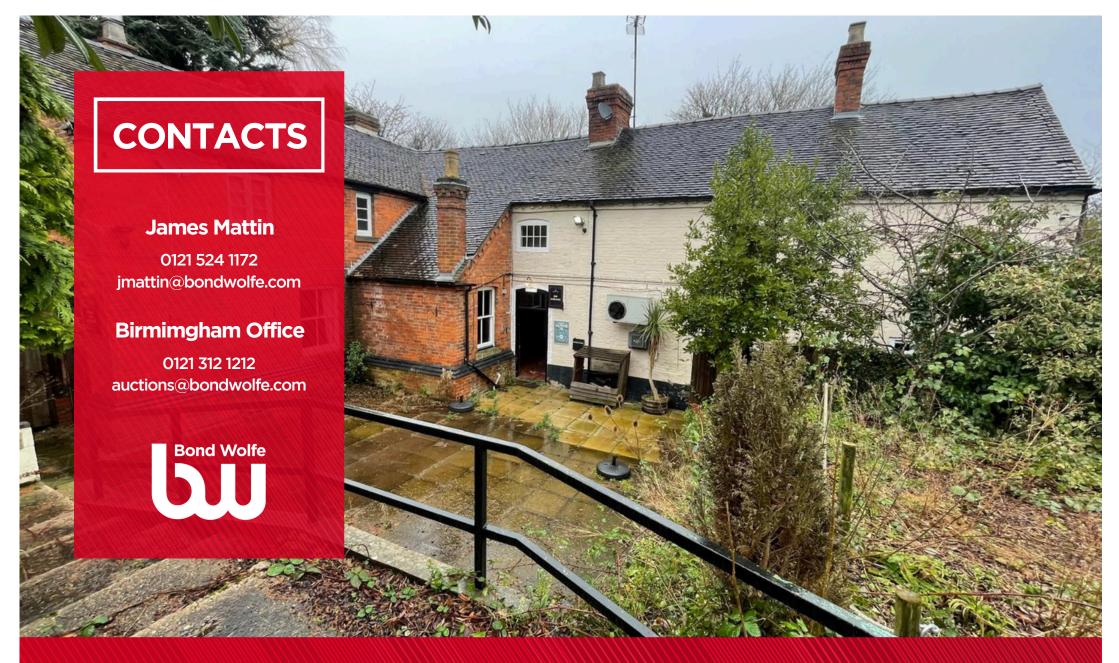
In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

AUCTIONEERS NOTE

We understand that the premises are fully licenced and all fixtures and fittings are included within the sale.







Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.