



# 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

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## 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.



# CONTACTS

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