



**A two storey detached property of brick construction set beneath a pitched tile covered roof. To the rear the property has been extended by way of a single storey extension beneath a flat roof. The site extends to 0.8 acres. The property would be suitable for residential development, subject to the necessary consents.**

**Situated**

The property is located fronting the B5041 close to it's junction with the A34 in the suburb of Trent Vale. The locality is predominantly residential in nature with some retail and light industrial also fronting the B road.

**Basement**

Beer cellar with stores.

**Ground Floor**

Traditional trading areas with a central bar serving to a public bar, lounge, snug and a function room which is located within the single storey extension. Customer toilets and partially equipped kitchen.

**First Floor**

Private accommodation providing three bedrooms, lounge, kitchen, dining room and bathroom with separate WC.

**Outside**

Car park to the front and side for approximately 40 vehicles. Former bowling green to the side and enclosed beer garden to the rear. Overall the site extends to circa 0.8 acres.

**Joint Agents**



Not to scale. For identification purposes only



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