

The Spread Eagle

36 Forest Road, Piddington, Northampton, NN7 2DA

Offers in Excess of £550,000 PLUS VAT
Freehold pub opportunity with consented residential scheme to rear

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes

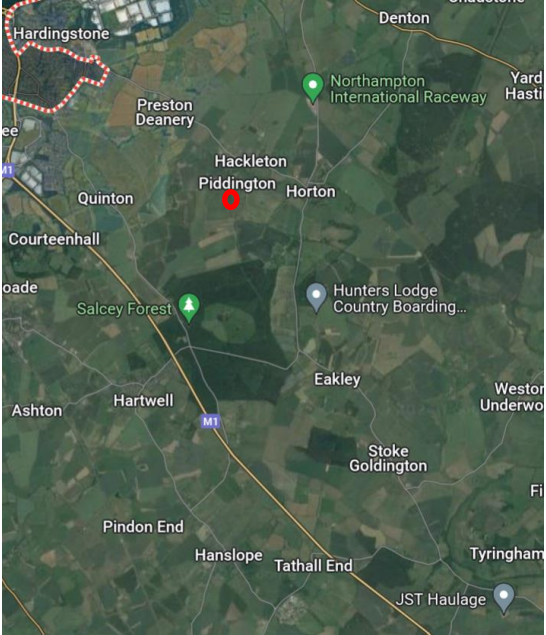
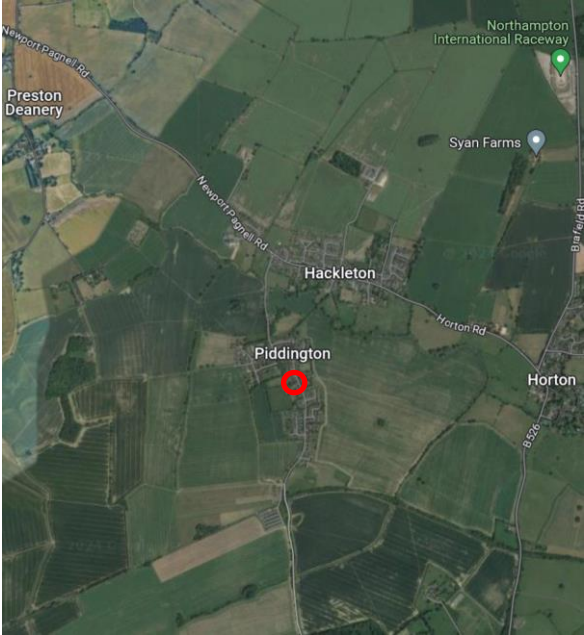
01908 731 320

www.caldecottgroup.com



Site Location

SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE SEE TITLE DETAILS FOR EXTENT OF OWNERSHIP

The Property

THE PROPERTY

Opportunity

This detached stone building and plot to the rear is available freehold. Situated in the affluent Northamptonshire village of Piddington, the building has lots of character and would be a fantastic opportunity for a new operator to create a new venue to serve the local community and surrounding area.

Location

Situated on a rectangular plot measuring approximately 0.8 acres, the pub is located to the front of the site in a roadside position. It is stone built under a slate roof. Located on the western side of Forest Road in Piddington, this village is located between the M1 and the A428. Northampton is a short distance away (6 miles) to the north west and a number of popular and desirable villages can be found nearby.

Arrangement

The property measures approximately 236sqm (GIA floor area). Internally, the premises has four principal trade areas; a snug bar (12 covers), a main bar with inglenook fireplace and two games rooms, both of which are accessed off the main bar. Both bars have their own bar serveries. A commercial kitchen and utility room can also be found at first floor.

At first floor, the manager's accommodation comprises a double bedroom, lounge and bathroom and kitchen. The loft conversion has created a master bedroom with dressing room/office and bathroom.

Externally, the vehicular access to the side serves a customer car park. At the rear is a well appointed external trade area, comprising a terrace with outdoor bar, smoking shelter and bbq as well as a garden laid to lawn containing children's play equipment. A large paddock can be found beyond, accessed via a field gate from the car park. This space is currently underutilised but benefits from planning permission for residential development.



THE PROPERTY

Planning

Planning permission was granted for four new dwellings on the land to the rear of the site. The scheme comprises 2 x 2 bed houses (plots 1 and 2) and 2 x 3 bed houses (plots 3 and 4). The proposed development includes the reconfiguration of the access and public house car park.

A full planning pack including architectural drawings, topographical survey, Phase 2 Ground Investigation among other supporting reports and surveys can be provided upon request.

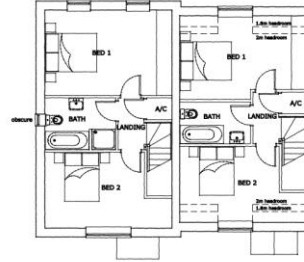
Planning permission reference WNS/2021/1671/FUL granted 02 March 2022 by West Northamptonshire Council.



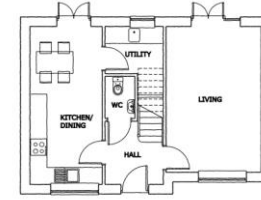
GROUND FLOOR PLAN

Plot 1
Gross Internal Floor Area - 83.46sqm/898sqft
Gross External Floor Area - 103.78sqm/1117sqft
Ground floor external footprint - 51.88sqm/558sqft

Plot 2
Gross Internal Floor Area - 79.03sqm/851sqft
Gross External Floor Area - 98.7sqm/1067sqft
Ground floor external footprint - 49.35sqm/531sqft

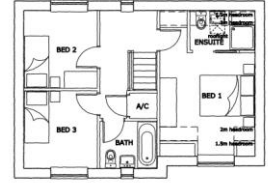


FIRST FLOOR PLAN



GROUND FLOOR PLAN

Plots 3 & 4
Gross Internal Floor Area - 93sqm/1001sqft
Gross External Floor Area - 116.84sqm/1258sqft
Ground floor external footprint - 58.44sqm/629sqft



FIRST FLOOR PLAN



FRONT ELEVATION

- Brick detailing & chimney
- Concrete plain roof tiles
- Timber & render feature gable
- Stone facing
- Timber framed porches
- Timber heads
- Narrow casement timber windows with horizontal bar

3.975m floor to eaves
7.335m floor to ridge



FRONT ELEVATION

- Concrete plain roof tiles
- Timber & render feature gable
- Stone facing
- Timber framed porch
- Timber heads
- Narrow casement timber windows with horizontal bar

3.3m floor to eaves
6.965m floor to ridge



REAR ELEVATION



REAR ELEVATION

Sales Information

SALES INFORMATION

Licensing

The premise licence number is LN/200601245. The property is licensed to supply alcohol from 11.00 – 23.00 Monday – Saturday and 12.00 – 22.30 on Sunday.

Rates

The property is situated in an area administered by South Northamptonshire Council. The 2023 Rateable Value has been assessed at £3,500 (2017 – £7,300).

Trade

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

Planning

The property is not statutory listed and is not located within a conservation area. The property has a Sui Generis public house use. The property may be suitable for alternative uses including community use subject to obtaining the necessary planning consents.

Planning permission has been granted for four new dwellings on land to the rear following re-configuration of the site; reference WNS/2021/1671/FUL. This has not been implemented. Should it be implemented, the purchaser is responsible for discharging all conditions and making a community infrastructure levy payment.

Services

Prospective purchasers should speak with relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

EPC

This property's current energy rating is C.

Legals

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title which cannot be reasonably covered by indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. All details should be checked and verified by the prospective purchaser. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.
