



## Labour In Vain

Yarnfield, Stone, Staffordshire, ST15 0NJ

Traditional Freehold Freehouse in Affluent Staffordshire Village - £365,000



## Key Features

- Only pub in affluent Staffordshire Village
- Opportunity to establish quality Village "all rounder" with local and food trade.
- Adjoining site with outline planning consent for 3 dwellings is available by separate negotiation.
- The property is listed as an Asset of Community Value.

## Location

The public house lies in the centre of the affluent Staffordshire village of Yarnfield within 3 miles of Stone and Eccleshall. Yarnfield has a population of 1453 (2011 Census). Swynnerton MOD training Camp is within 1 mile as are the adjoining Brookside Business Park and Cold Meece Trading Estate. Yarnfield is a dormitory village for the Potteries, Stafford and the Birmingham conurbation.

## Description

The property is of traditional mainly 2 storey brick and tile construction with rendered elevations with similar extensions to the side and rear. A beer patio and trade garden lie immediately adjoining the side and rear. A car park providing 20 spaces is located adjacent. Part of the existing car park shown edged blue on the plans below is to be sold separately and is available by separate negotiation. The plans within the details below show the demise to be sold edged red and the additional site edged blue.

[View Virtual Tour](#)

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## Accommodation

**Ground Floor:** Lounge with servery, exposed stone fireplace with wood burner, various seating alcoves, (seating for circa 40) adjoining restaurant (50 covers), public bar with servery, perimeter seating, exposed stone fireplace with wood burner (seating for 30), large catering kitchen and wash up. Ladies and Gentlemen's customer lavatories. The footprint of the building is circa 3900 sq. ft. (Nimbus Maps). **First Floor:** The private quarters comprise three bedrooms, lounge, hallway/office, bathroom, kitchen and bathroom.

## Tenure

The property shown edged red on the plans is held freehold and will be made available with the benefit of vacant possession. A right of way over the car park is to be reserved in favour of the adjoining land, edged blue. Rights to lay services in favour of the adjoining development site will also be reserved. There will be an obligation on the Buyer to maintain the layout of the car park as shown on the plans within these details ie a car park marked out for 20 cars. This is to comply with the terms of the Outline Planning consent for the adjoining development site. The property is listed as an Asset of Community Value.

## Services

All mains services are connected to the property.

## Licences

The property holds a Premises Licence.

## Town and Country Planning

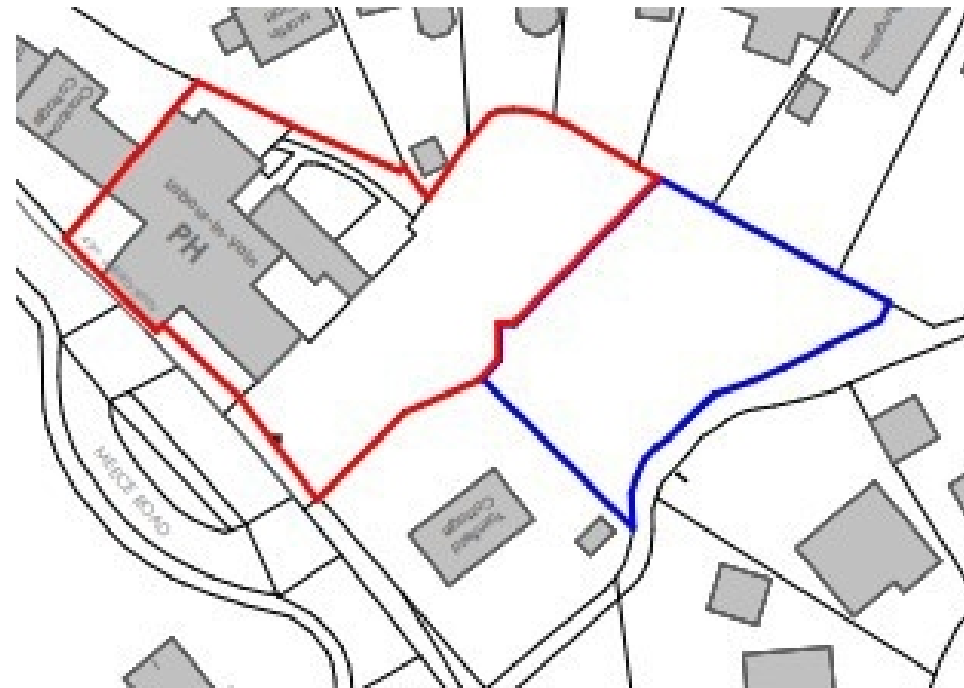
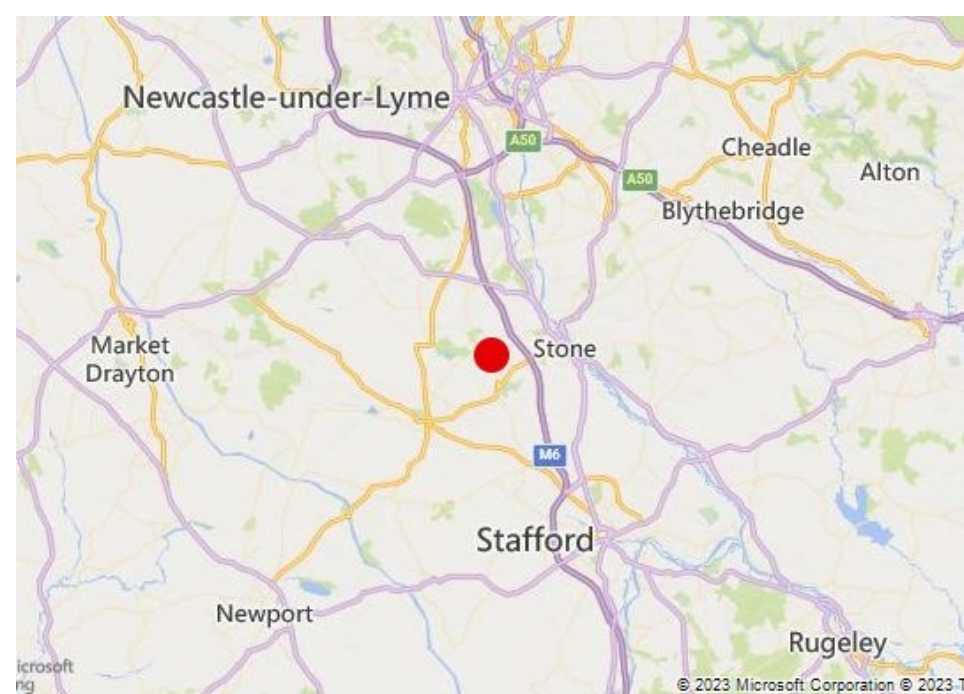
The property is not listed nor within a conservation area.

## Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

## Development Potential

The adjoining development site has Outline Consent for 3 dwellings and is available by separate negotiation. A right of way from Yarnfield Lane to the land edged blue is to be reserved over the pub car park. Rights to lay services in favour of the adjoining development site will also be reserved. There will be an obligation on the Buyer of the adjoining site to mark out the car park in line with the plans submitted within the planning application i.e. for 20 cars and to a specification to be agreed. The Buyer of the pub will be obliged to maintain the layout of the car park as shown on the plans to comply with the terms of the Outline Planning consent.

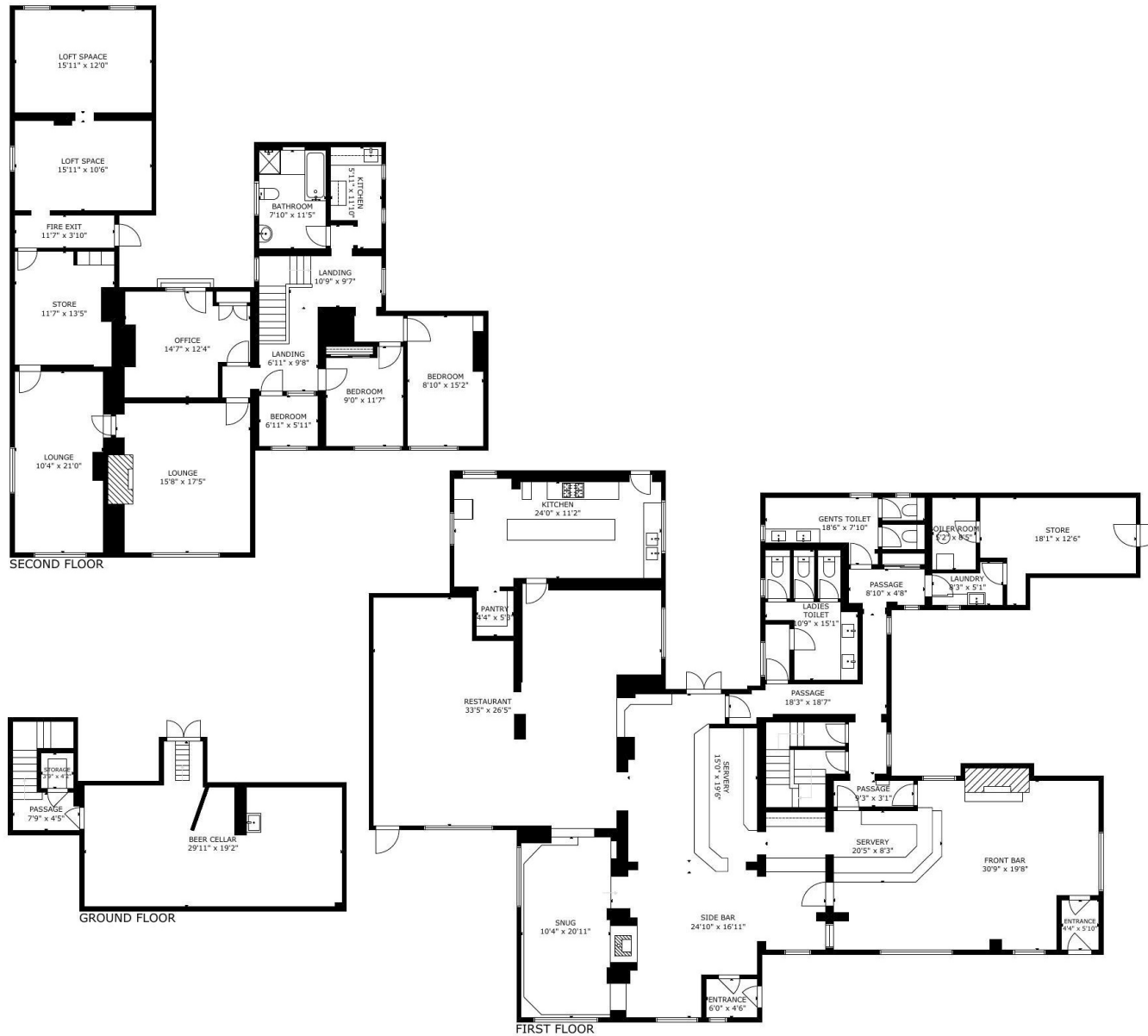




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GROSS INTERNAL AREA  
 TOTAL: 567 m<sup>2</sup>/6,108 sq.ft

GROUND FLOOR: 50 m<sup>2</sup>/536 sq.ft, FIRST FLOOR: 332 m<sup>2</sup>/3,576 sq.ft, SECOND FLOOR: 185 m<sup>2</sup>/1,996 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





### **Business Rates**

The Rateable Value is £19,500. Council Tax band B, £1568.53 is payable.

### **EPC**

An EPC will be made available to inspect. The property has an EPC rating of Band E.

### **Terms**

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

### **Money Laundering**

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Matthew Phillips**

0121 353 2757 or [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

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