



The Boughey Arms

3 Nantwich Road, Audley, Stoke-On-Trent, Staffordshire, ST7 8DH

Attractive Freehold Pub in large Staffordshire Village - £399,950



Key Features

- Prominent handsome pub in centre of large well established Village.
- Traditional bar and lounge operation.
- First Floor Function Room.
- Large Raised Decking Patio to the rear.
- Five bedroom living accommodation at first floor.

Location

The Boughey Arms is located on the northern edge of the large village of Audley on Nantwich Road, B5500. The surrounding area is predominantly residential with Audley Community Centre located directly opposite. Church Road, which forms the village High Street, is within 100 yards, providing a range of retail facilities. The adjoining village of Bignall End lies immediately to the east. Newcastle-Under-Lyme lies approximately 4 miles to the south-east, Stoke City Centre 6 miles to the south-east and Crewe 6 miles to the north west. There is a population of 3,780 within 1 km (Source Nimbus Maps).

Description

The property which dates to circa 1850, is a substantial imposing and handsome two storey brick building beneath a range of pitched tiled roofs, together with a large surfaced yard/ car park, part of which has been developed to provide a raised decking patio area with the remainder given over to parking for circa 5 vehicles. The footprint of the property extends to circa 2924 sf and the site area 0.184 acres (Source Nimbus Maps).

[Google Street View](#)

Accommodation

Ground Floor

The property is laid out to provide a traditional front bar with servery, fireplace, darts throw area and seating for circa 20 customers. The main bar is to the side and rear with part timber, part tiled flooring, timber servery, brick fireplace with wood burner, pool area and a range of seating for circa 30 customers. Ladies, Gentlemen's and Accessible customer lavatories are accessible from a hallway leading from the entrance from the rear external trading area. The catering kitchen with dumb waiter and wash up area adjoin.

First Floor

The large Function room with servery, exposed A frame roof timbers and separate access from street level is at first floor, which is served by an adjoining toilet facility. Also at first floor is a 5 bedroom flat.

Outside

A well presented extensive decking area lies to the rear of the pub with adjoining servery facility. There are also 5 parking spaces. A further yard with barrel drop and garage lies to the side.

Basement

Beer cellar with drop and stores.

Stock in Trade

The pub is closed and there is no stock to be purchased by the Buyer on completion.

Tenure

The property is held freehold and will be made available with the benefit of vacant possession.

Services

We are informed that all mains services are connected to the property.

Licences

The Property holds the benefit of a Premises Licence permitting the sale of alcohol from Sunday to Thursday 10:00 hrs to 23:00 hrs and Friday to Saturday 10:00 hrs to 00:00 hrs.

Town and Country Planning

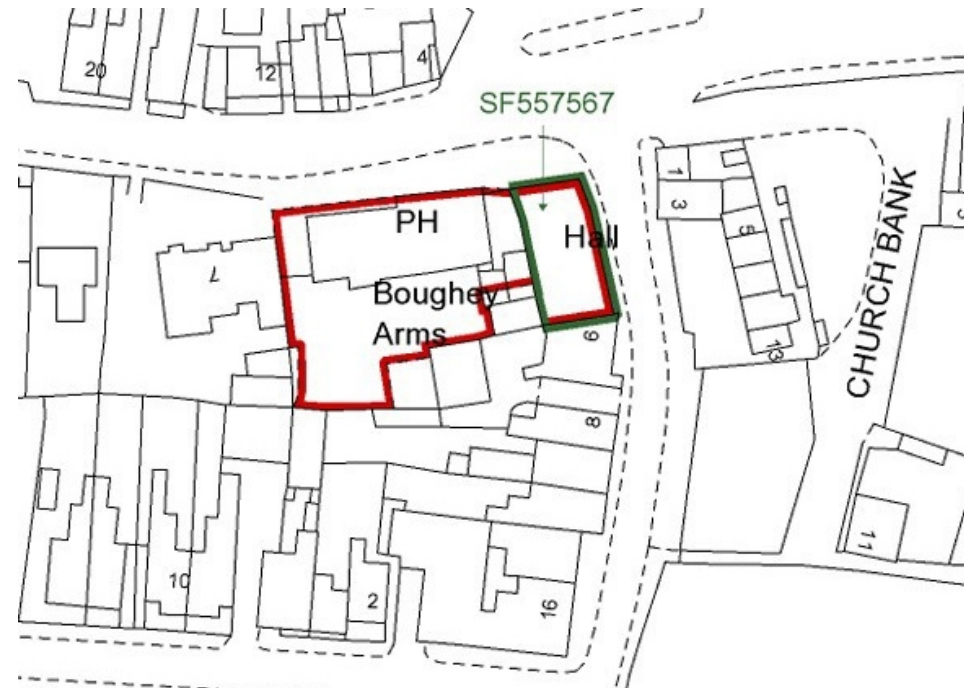
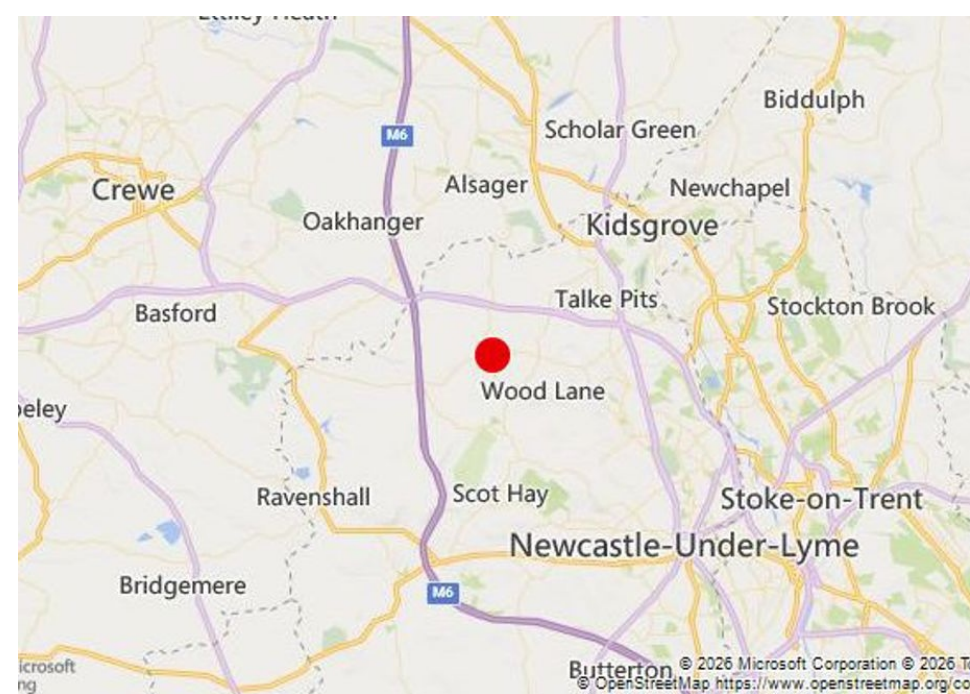
The property is not listed but lies in Audley Conservation Area.

Fixtures and Fittings

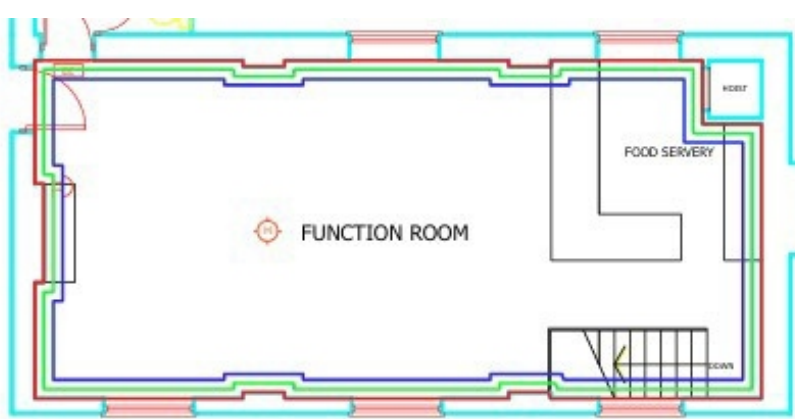
The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will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

TUPE

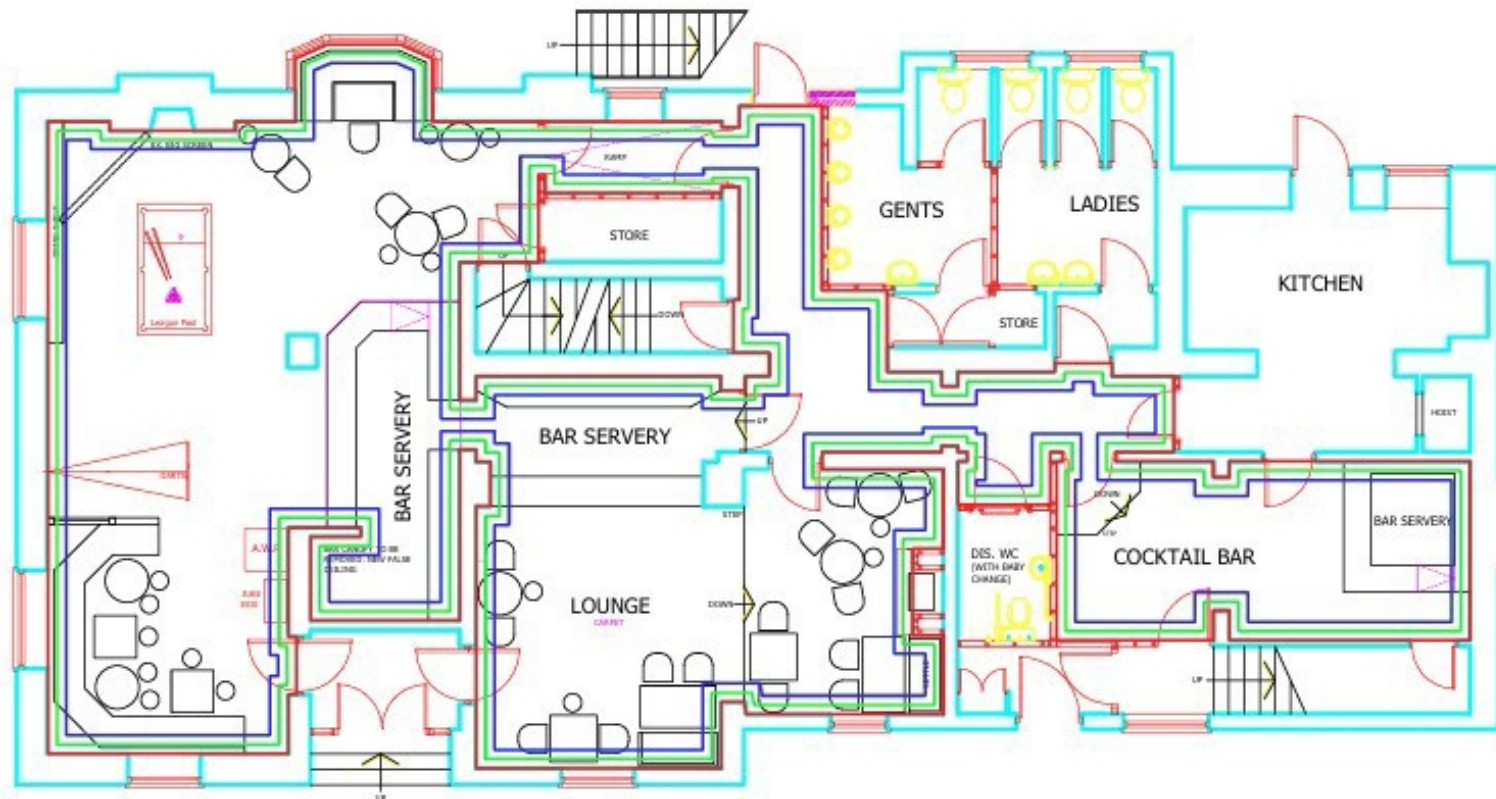
There are no staff to transfer under TUPE regulations.







PART FIRST FLOOR PLAN





Business Rates

The Rateable Value is £16,500 with effect from April 2026

EPC

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

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

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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