



# Nags Head

## Freehold

Offers in the Region of **£450,000** (plus VAT). Other purchase options available.

Nags Head, Yorkley Slade, Yorkley Slade, Gloucestershire, GL15 4RX

### AT A GLANCE

- Beautiful Gloucestershire location
- 30 Mins from Cheltenham
- Main bar, 2 x lounge areas (c 60)
- 3 bedroom private accommodation
- Available with vacant possession (closed)
- Views of the River Severn and Vale of Berkeley
- Extensive site of 2.9 acres
- Abundance of external seating (100+)
- Needs refurbishment & decorating
- Sold as Seen

### Viewing And Further Information

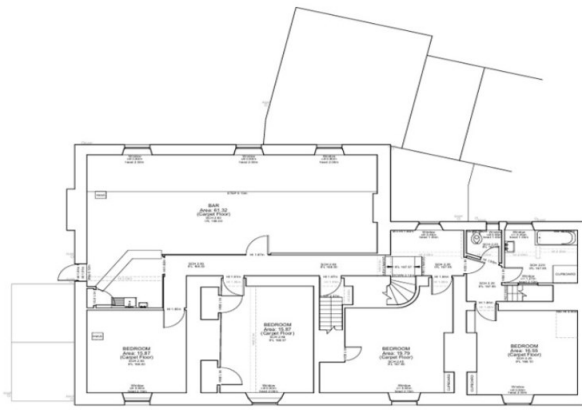
Tom Nichols

☎ 01223 370 055

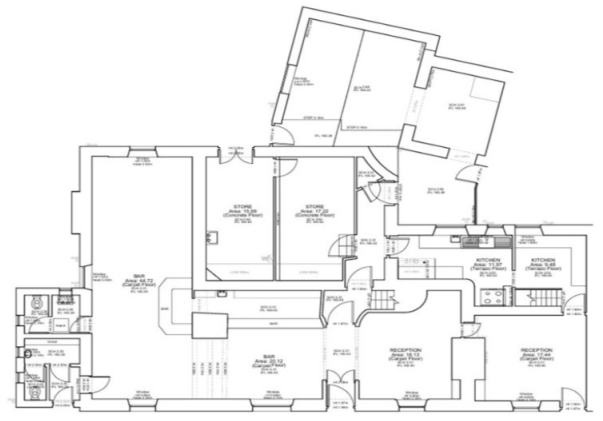
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Existing First Floor Plan



Existing Ground Floor Plan

## PROPERTY

The Nags Head is a pleasant white-washed rendered building that dates from 1788. It is a single storey building with roof loft.

The pub is open plan in layout but solidly traditional, with an L-Shape main bar area (c 30), 2 reception/lounge areas (c 30) and a Ladies and Gents WC. There is also an upstairs area previously used as a skittle alley/bar/function room. There is a trade kitchen with prep area, ancillary storage space and a ground floor cellar.

The 1st floor also includes private accommodation, consisting of 3 bedrooms, lounge and bathroom. The access is internal only.

All the areas are tired and in need of refurbishment and restoration.

There is an extensive grassed field area to the rear and a beer garden close to the pub (c 100). To the front of the Nags Head is a pleasant enclosed grassed area laid out with bench tables (c 30). There are extensive views to be enjoyed from an adjoining paddock, with a panoramic vista down towards the River Severn and onto the Vale of Berkeley and the hills beyond.

## PLANNING

The property is not listed and is not situated within a Conservation Area. The property is not registered as an ACV. However recent planning for conversion to 3 residential dwellings has been denied by the local authority. [Forest of Dean District Council](#). You can view details under the planning portal - P0862/24/FUL

The entire site of 2.911 (area marked in blue on below plans) acres is available for offers in the region of £450,000 (plus VAT).

The pub site with rear beer garden of 0.46 acres (area marked in red on below plans) is available for offers in the region of £375,000 (plus VAT)

\*(A pedestrian right of way exists for access to the front path benefitting the adjoining cottage (Nags Head Cottage))

## MEASUREMENTS

Entire Site - 2.911 acres

Pub Site - 0.46 Acres

Total Floor Area - 4,833 sq ft

\*Please note that all measurements are approximate and taken from digital mapping systems\*

## THE BUSINESS

The property is closed (as of 24/10/2024) and will be sold with vacant possession. Therefore no trade is warranted or sold. There are no previous trading figures available.

## RATES & CHARGES

Rateable Value - £3,300 as of 1st April 2023

Council Tax Band 'A'

## TENURE

Freehold with benefit of vacant possession.

\*Entire site - seeking offers in the region of £450,000 plus VAT

\*Pub and beer garden only - seeking offers in the region of £375,000 plus VAT

The property is being 'sold as seen' and all parties are asked to carry out their own due diligence before submitting an offer.

Please be advised that our client will not consider offers that are 'subject to planning' or 'pending a property sale'.



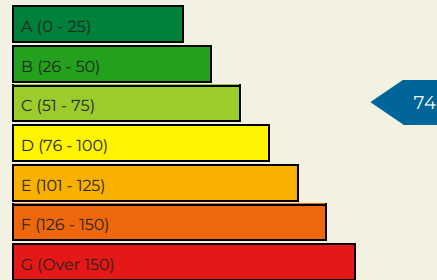


## LOCATION

The Nag's Head is situated in the beautiful rural West Gloucestershire village of Yorkley Slade. Nearby towns and villages can be accessed via the A48 leading into Chepstow, Newport and gives direct access to the M4 towards Bristol and the M5 towards Gloucester, Cheltenham and the Midlands. The pub itself is situated on an elevated position providing breathtaking views of the River Sever and across the Vale of Berkeley.



## EPC



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