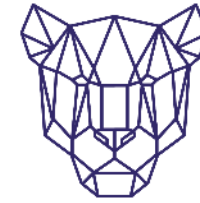


The Amberley Arms, Sutton St Nicholas, Hereford, HR1 3BX

Offers Invited for the Freehold Interest



**PANTERA
PROPERTY**



The Amberley Arms, Sutton St Nicholas,
Hereford, HR1 3BX

Offers Invited

- Detached Pub with Accommodation
- Room to Improve
- Vacant Possession
- Granted planning permission - Reference P180175/F
- No Onwards Chain
- Large Plot - 3.28 Acres
- EPC – Rating to be Confirmed
- Development Potential

Viewings:

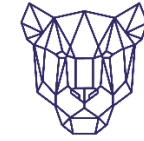
To enquire about this property or for further information, please get in touch with:

George Strachan or Charles Hollingworth

0330 118 6610

George@panteraproperty.com & Charles@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars: (b) inspect the property and the neighbouring area; (c) ensure that any interns expressed to be included are available and in working order: (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



PANTERA
PROPERTY

DESCRIPTION

The property is a detached brick built public house arranged over two floors comprising of residential accommodation above, large car park to the front elevation and a detached outbuilding.

The property is set on a large plot, measuring approximately 3.28 acres. The property is a mix of timber and UPVC windows to the front and rear elevation.

The flat comprises of a reception room, kitchen, utility, shower room and two bedrooms.

PLANNING

Reference: P180175/F

Proposal: PENDING SECTION 106 AGREEMENT Proposed extensions and refurbishment including new restaurant, kitchen, lounge, bar, local produce sales area and extension to accommodation on first floor. Proposed car parking, play area and picnic area. Proposed 4 no. holiday letting accommodation units. Proposed site for 12 no. glamping pods with amenity block and associated site access road (please see attached plans) Approved January 2018.

[Planning Search – Herefordshire Council](#)

LOCATION

The property is located in Hereford, in Sutton St. Nicholas which can easily be accessed off Wyatt Road. Specifically, the property is situated in a predominately rural area with an extensive range of local amenities within driving distance to include leisure facilities, Hereford train station, shops, cafes and restaurants.

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

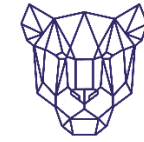
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

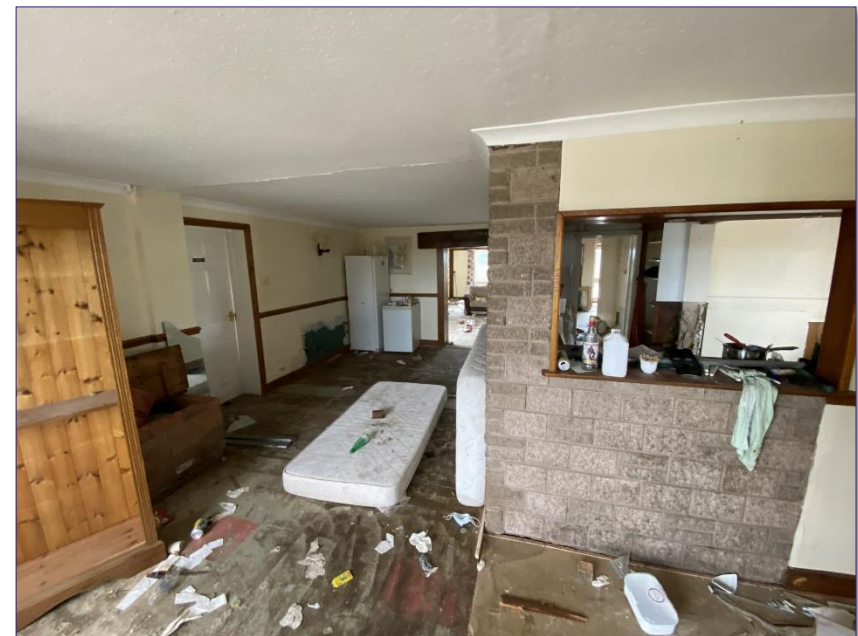
RATEABLE VALUE

Current rateable value from 1 April 2023 to present is £1,450.

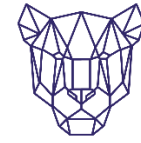




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EPC to follow



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