



Tenure

Freehold.

Location

The property is situated on the south side of Marlborough Road close to its junction with The Street, located approximately 13 miles from Marlborough and Devizes and 17 miles from Salisbury. Everleigh is well located for people looking for a rural retreat set within commuting distance to Central London. Andover is 12 miles to the south-east and offers direct Rail services to London Waterloo with journey times of 1 hour 10 minutes whilst Pewsey is only 6.5 miles to the north and offers direct services to London Paddington with journey times of 1 hour 20 minutes.

Description

This former country home and latterly coaching inn known as the Crown Hotel (Lot 151) comprises a historic and characterful linked detached building which occupies a site of approximately 0.254 hectares (0.63 acres) with an internal area of approximately 736 sq m (7,924 sq ft). The building's fixtures and fittings have largely been removed but had previously comprised two bar areas together with manager's office, ladies & gents WCs and private dining area (The Court Room). The uppers are configured as five en-suite letting rooms together with manager's accommodation. Due to the topography of the site, the lower ground provides former kitchens, bar area with full windows, WCs and cellars. There is also a sub-basement which protrudes beneath an adjoining building. The land (Lot 152) comprises a broadly rectangular piece of land which extends to approximately 0.113 hectares (0.28 acres).

Accommodation

A schedule of Accommodation is set out below.

Lot	Floor	Accommodation
151	Ground	Reception Hall, Large Open Former Bar Space which provides Four Rooms, Manager's Office, Ladies & Gents WCs, Private Dining Area (The Court Room)
	First	Five En-Suite Letting Rooms
	Attic	Two Bathrooms, Two WCs, Four Further Rooms
	Lower Ground	Former Bar Area with Entertaining Space, Former Kitchens with walk-in Freezer off, Ladies & Gents WCs, Cellar
	Sub-Basement	Access Tunnel leading to Room
		Gross Internal Area 736 sq m (7,924 sq ft)
		Site Area Approximately 0.254 Hectares (0.63 Acres)
152		Site Area Approximately 0.113 Hectares (0.28 Acres)

Planning

Local Planning Authority: Kennet District Council
now Wiltshire District Council.

Tel: 01225 770344.

Website Address: www.wiltshire.gov.uk

Full permission was granted 2nd September 2004 for the conversion of existing hotel and outbuildings into five dwellings. A Certificate of Lawfulness in this regard was issued on 23rd February 2015 and is available within the legal pack. (Application No: K/47151)

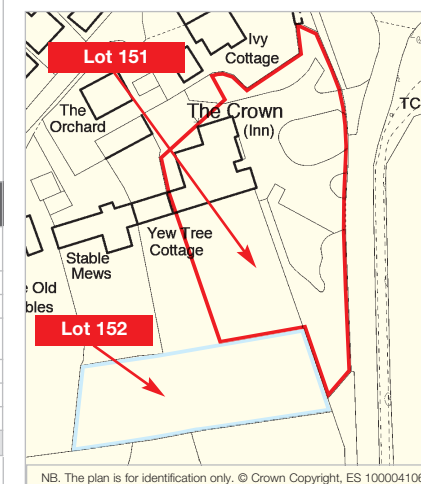
Plans – Please email richard.watson@allsop.co.uk

Everleigh

The Former Crown Hotel (Lot 151) and Land to the South of the Former Crown Hotel (Lot 152), Marlborough Road, Wiltshire SN8 3EY

- **Freehold Former Hotel and Development Site**
- Former Hotel (Lot 151) set within 0.254 Hectares (0.63 Acres)
- Broadly Rectangular Site (Lot 152) extending to 0.113 Hectares (0.28 Acres)
- Both Lots have potential for a variety of uses and development subject to consents
- To be offered either Individually or Collectively

Vacant Possession



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 1.45 – 2.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

The Merriman Partnership
(Ref: Vanessa Gist).
Tel: 01672 512224.
Email: vgist@tmp.uk.net

VACANT – Freehold Hotel and Development Site

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.