

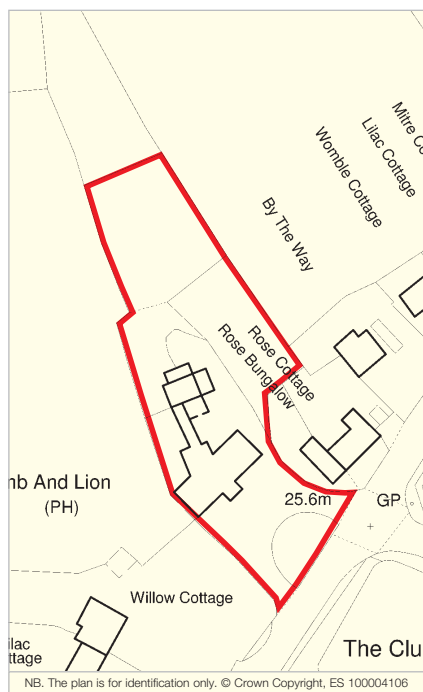
Langport **Lamb & Lion** **The Green** **Hambridge** **Somerset** **TA10 0AT**

- **Attractive Freehold Public House**
- Village setting
- Suitable for alternative uses
(subject to consents being obtained)

Vacant Possession

On the Instructions of
D C Chubb & M J A Jervis of
PWC LLP, as Joint Liquidators
of Farlane Property Group Ltd –
in Liquidation

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Hambridge is a small village located in attractive rural South Somerset, midway between Taunton and Yeovil. Main Road access is via the B3168, which links to Langport in the north and Ilminster and the A303 to the south.

The property is situated in the middle of the village, opposite the junction with Westmoor Lane.

Description

The property is arranged on ground and one upper floor to provide a former public house which is not currently trading. Internally the property provides public areas and storage to ground floor and manager's accommodation over. To the front is a circular driveway providing customer parking, while to the rear is a garden area, a small paddock and a number of outbuildings. The site extends to 0.296 hectares (0.73 acres).

The property provides the following accommodation and dimensions:

Ground Floor Main Building (NIA) 106.0 sq m (1,141.02 sq ft)

Ground Floor Rear – Not inspected

Ground Floor Store – Not Inspected

First Floor 50.25 sq m (540.90 sq ft)

Total (NIA) 156.25 sq m (1,681.92 sq ft)

Tenancy

The entire property is to be offered with VACANT POSSESSION ON COMPLETION.

Planning

The property might be considered suitable for alternative uses subject to the necessary consents being obtained.

Planning enquiries should be directed to South Somerset District Council (www.southsomerset.gov.uk).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

To be held by appointment only on at least 72 hours prior notice.

Please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter

Lot 124 Langport.

Energy Performance Certificate

EPC Rating 104 Band E (Copy available on website).

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

Seller's Solicitor J Kanagaratnam Esq, Kimbells Freeth. Tel: (01908) 668555 Fax: (01908) 685085 e-mail: janan.kanagaratnam@kimbellsfreeth.co.uk

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