

# The Red Lion Public House

High Street,  
Yardley Hastings,  
Northamptonshire  
NN7 1ER

FREEHOLD PUBLIC HOUSE  
FOR SALE – OFFERS  
INVITED IN THE REGION OF  
£450,000





**RED LION PUBLIC HOUSE**



Yaxley  
Hasings

## DESCRIPTION

The Red Lion is an attractive, stone-built country pub situated in the village of Yardley Hastings. It offers an excellent opportunity to purchase a historical country pub.

The property is located just 6 miles from Northampton and 4 miles from Olney, with good transport links to surrounding villages and towns. The pub is just off the A428 road between Northampton and Bedford, affording good potential passing trade and access to local buses.

The ground floor offers a well-designed layout that benefitted from a major refurbishment in 2016. The cosy main bar area at the front of the pub provides 20 covers, while the dining room to rear has space for a further circa 40 covers. The dining area opens onto the raised pub garden, with additional seating available outside. The trade kitchen was fully refurbished and equipped in 2016, is well-designed and connects to a walk-in fridge/freezer.

The first floor provides owner's living accommodation, comprising two spacious bedrooms, a living room, a small kitchenette, and bathroom.

Externally, the property includes several outbuildings:

- Barn – Previously let as a gym, featuring a small shower and toilet and two small adjoining storage rooms.
- Large external cellar – Added in 2016 as part of the refurbishment, providing additional storage space.

The property benefits from a large car park with 26 marked bays and 2 disabled bays. There is ample additional parking space beyond the marked bays.

We understand that a premises licence for the pub is available for transfer with the property.

The property is not listed but is situated within the Yardley Hastings conservation area.

The vendor is seeking unconditional offers for the freehold interest with vacant possession. The vendor will additionally consider offers which include an overage agreement on the rear car park – details can be provided upon request.

Vacant possession to be provided upon completion.

**To the rear of the property, there is an additional adjoining paddock extending to approximately 1.5 acres, under separate title. This land may be available by separate negotiation, subject to agreement with the vendor.**

## PLANNING AUTHORITY

West Northamptonshire Council

## SITE AREA

Approx 0.7 acres (2,778m<sup>2</sup>)

## TENURE

Freehold

## RATEABLE VALUE 2023

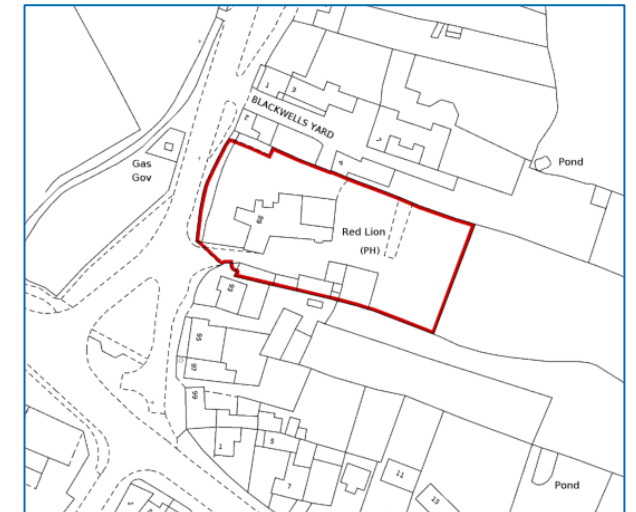
£15,500

## ENERGY PERFORMANCE ASSET RATING

EPC Energy Rating C62



Crown Copyright. Title number: NN283632



Crown Copyright. Title number: NN283632

## THE RED LION, YARDLEY HASTINGS— ‘FREEHOLD PUBLIC HOUSE FOR SALE’

Newmark is pleased to offer on behalf of Charles Wells Ltd the freehold interest in The Red Lion, Yardley Hastings. The property is being offered to the licensed and leisure market. However, given its nature and location, it may also be attractive for potential redevelopment, subject to planning permission. Unconditional offers are sought for the freehold interest.

### GENERAL CONDITIONS

The details contained within this document are believed to be correct, but they do not constitute an offer or any part of a contract.

All descriptions, details and plans are in general terms only and may be liable to variation or adjustment. Intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by carrying out the appropriate searches or otherwise to ascertain the correctness thereof.

## OUR MARKETING AND SUBSEQUENT SALE WILL BE SUBJECT TO THE FOLLOWING:

1. All negotiations will be subject to contract and the formal board approval of Charles Wells Ltd.
2. This is a property asset transaction, and no warranties will be given within the sale contract.
3. TUPE implications are not expected to apply.
4. The purchaser shall be liable to pay Charles Wells Ltd for any VAT payment in connection with the sale, where applicable.
5. The inventory of trade furnishings and effects (if one exists) will be valued and sold at valuation on completion of the sale. Leased or other items not owned by Charles Wells Ltd will be excluded, as will gaming machines, beer raising equipment, Charles Wells Ltd signage, computer equipment and cash tills. Certain other items bearing the corporate identity, or any brand names will be removed from the premises at completion. Any SITEX security screens that exist on the property at completion will be removed by Charles Wells Ltd within seven days of actual completion.
6. Brand names and trading style names used by Charles Wells Ltd are excluded from the sale, as are all trademarks and domain names associated with them.
7. Charles Wells Ltd will use its reasonable endeavours to transfer all applicable licences if the property is being sold for continuing licensed use. An apportionment of the licence fee will be charged on completion for an un-expired period, relating to the Customs and Excise annual gaming machine licence fees if applicable.
8. The property is being offered for sale by private treaty. A date may be set for the submission of offers, details of which to be confirmed.
9. The purchaser will be required to provide appropriate proof of its ability to fund any acquisition. Please, therefore, submit letters from your banks and any equity partners with your bid. Preference will be given to companies, or individuals, who are able to confirm that they have secured adequate funding.
10. Viewing Arrangements – Formal viewing day/s may be confirmed for those wishing to inspect the premises internally. Customer visits can be made for sites still trading. Successful bidders will be allowed fuller access prior to exchange of contracts.
11. Charles Wells Ltd reserves the right to withdraw this property from the market at any stage.
12. Searches – The purchaser will be expected to reimburse the vendor the full costs of any Local Authority, Utility, Common Land Searches etc that Charles Wells Ltd solicitors have obtained to assist with the sales process.
13. De-branding – Charles Wells Ltd will remove all branded signage and other branded material from the property on or before completion.

# Contacts

For further information please contact:

## Mark Rose

Assistant Surveyor  
Mobile. +44 (0)7586 819366  
Mark.Rose@nmrk.com

## Max Vasey

Associate  
Mobile. +44 (0)2073 336224  
Max.Vasey@nmrk.com

## Julian Jennings

Partner  
Mobile. +44 (0)7774 831715  
Julian.Jennings@nmrk.com

[NMRK.COM/EN-GB/](https://www.nmrk.com/en-gb/)

# NEWMARK

## DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>