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Amble  
Morpeth  
Northumberland  
NE65 0FB



Part demolition and conversion of public house with residential above (Sui Generis/C3) to 2 no. dwellinghouses (C3) and development of 2 no. dwellings (C3) (4 units in total) at:

Boars Head Inn  
14 Lynch Road  
Berkeley  
GL13 9TA

## **PLANNING STATEMENT**

March 2024

## INTRODUCTION

1. The Applicant owns The Boars Head Inn, Berkeley and is keen to redevelop the site for housing. This will be achieved through the demolition of the unsightly extensions to the original pub building and conversion of remaining original pub to form two no. dwellings. A further two no. dwellings are proposed adjoining 16 Lynch Road.
2. This is a resubmission of an earlier scheme that was refused permission for 6 units. The earlier submission was refused on the basis of being 'over development'. Two units have been deleted in order to address this matter and increase the amount of soft landscaping.
3. The Applicant has owned the pub for over 10 years and has witnessed a decline over that period. A further decrease in customers due to the Covid Pandemic and the current cost of living crisis and high energy costs means that the pub is now not profitable. The Applicant has tried a number of ways to reverse this decline but without success.
4. The pub has been listed for sale for the past 7 months with very little interest. The asking price was dropped during this time which still did not attract any serious buyers.
5. This statement seeks to address the principle policy/strategic issues regarding development at the site.

## PROPOSAL

6. Planning permission is sought for the demolition of the extensions to the original pub building, change of use of the remaining pub (Sui Generis) to 2 no. residential dwellings (C3) and the erection of 2 no. dwellings (C3) with parking and landscaping at Boars Head Inn, 14

Lynch Road, Berkeley (the application site). 4 no. residential units in total would be created via a combination of conversion and new build.

## THE SITE

7. The site consists of an existing pub with residential accommodation above, beer garden, landscaping and parking. The site can be accessed from Lynch Road to the south. Photographs are appended at Appendix 1.
8. The site is surrounded by existing development and is bound by dwellings to all sides. The Berkeley Evangelical Church lies opposite to the south. The former Mariners Arms Public House lies to the south east. The Berkeley Town Centre lies 200m to the east of the site.

## PLANNING HISTORY

9. A similar application (but for 6 units) was submitted in early 2023 for the demolition of extensions to pub, change of use of remaining pub and residential above (Sui Generis/C3) to 2no. residential dwellings (C3) and erection of 4 no. dwellings (C3). This application was refused permission, LPA reference S.23/0315/FUL.

## PLANNING POLICIES

10. Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that planning applications should be assessed in accordance with the development plan unless material considerations indicate otherwise.
11. The Stroud District Local Plan (LP) adopted in November 2015. This Plan replaces the 2005 Local Plan entirely, and now provides a positive planning policy framework for the District for the period up to 2031.

12. Other relevant documents include the National Planning Policy Framework (NPPF), 2012 (as amended 2023) and Planning Practice Guidance (PPG), 2014.
13. The main issues in determining any planning application are considered to be the general principle of development; heritage; design; and access and parking.

#### PRINCIPLE OF DEVELOPMENT

14. The Written Ministerial Statement from the Rt Hon Greg Clark MP dated the 23<sup>rd</sup> March 2011 states that The Chancellor of the Exchequer has issued a call to for action on growth, publishing an ambitious set of proposals to help rebuild Britain's economy. The Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.
15. The NPPF at paragraphs 8 and 11 sets out a 'presumption in favour of sustainable development'. It states that there are three dimensions to sustainable development: economic, social and environmental. The economic role should contribute to building a strong, responsive and competitive economy, while the social role supports strong, vibrant and healthy communities. The environmental role should contribute to protecting and enhancing our natural, built and historic environment and includes the prudent use of natural resources; minimising waste and pollution; and mitigating and adapting to climate change including moving to a low carbon economy.

16. The NPPF requires LPA's to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national policy; and wherever possible to approve applications where plans are absent, out-of-date, silent or indeterminate.
17. Paragraph 11 of the NPPF states that proposals that accord with the development plan should be approved without delay. Paragraph 60 of the NPPF states that:
 

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed..."

#### Analysis

18. The LP identifies the site as being within a 'whiteland' area within the Settlement Development Limits for Berkeley. The site lies in an area that is not designated for its environmental beauty. The site lies within the Berkeley Conservation Area but is not affected by listed buildings.
19. Policy CP1 of the LP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.
20. Policy CP2 of the LP sets out the strategic growth and development. It states that Stroud District will accommodate at least 11,400 additional dwellings for the period 2006-2031. Housing development will take

place within settlement development limits.

21. Policy CP3 of the LP sets out the Settlement Hierarchy for the District. Proposals for new development should be located in accordance with the District's settlement hierarchy. The hierarchy is as follows:

Accessible Local Service Centres - First Tier

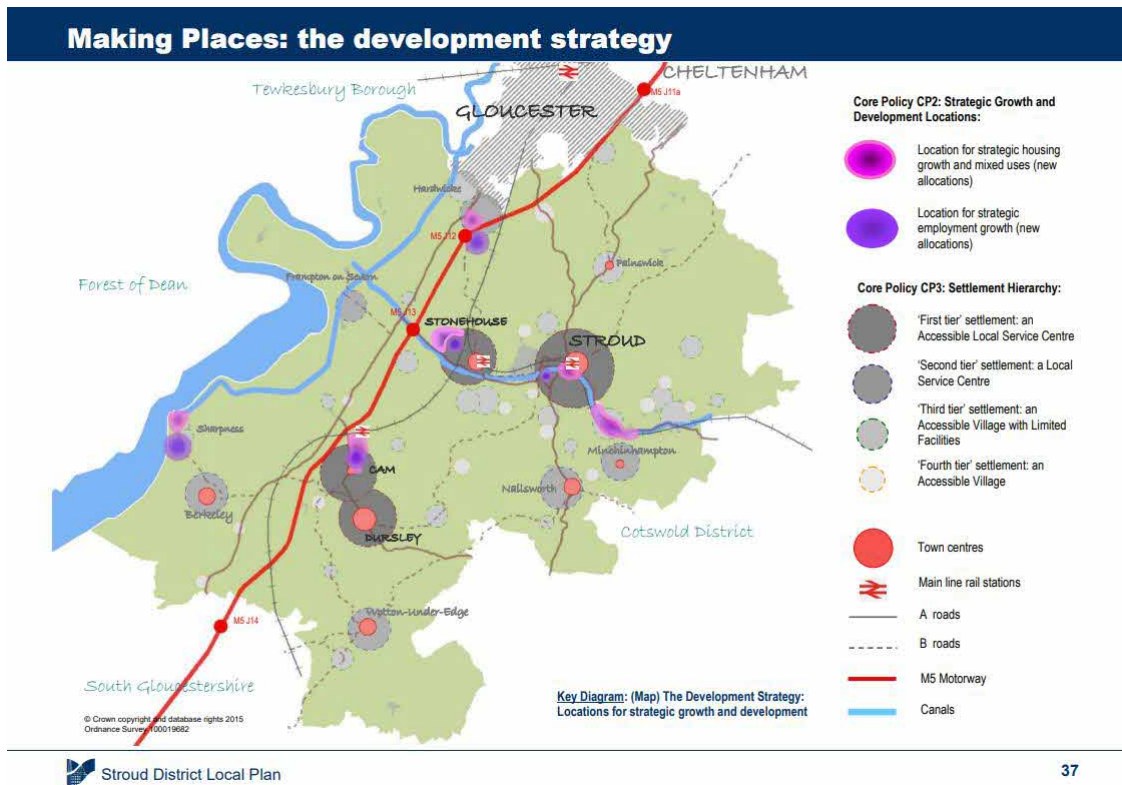
Local Service Centres – Second Tier

Accessible Settlements with Limited Facilities – Third Tier

Accessible Settlements with Minimal Facilities – Fourth Tier

Unclassified – Fifth Tier

22. Policy HC1 of the LP states that within defined settlement development limits, permission will be granted for residential development or redevelopment. Berkeley is designated as being within a Local Service Centre - Second Tier. These market towns, large villages and planned urban extension have the ability to support sustainable patterns of living in the District because of their current levels of facilities, services and employment opportunities. They have the potential to provide for modest levels of jobs and homes in order to help sustain and, where necessary, enhance their services and facilities, promoting better levels of self-containment and viable, sustainable communities.



23. It is clear that the site lies within a highly sustainable location. The site is walking distance from Berkeley Town Centre offering a wide range of services including shops, café, takeaways, hotel/pub and public transport links. The wider Berkeley area also includes a castle and grounds, churches, park, recreational grounds and school.

### Affordable Housing

24. Policy CP8 of the LP states that new housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing, to create mixed communities. New developments should take account of the District's housing needs, as set out in the Strategic Housing Market Assessment.

25. Policy CP9 of the LP states that there is an overall unadjusted need for affordable housing of 446 dwellings per annum. All residential proposals of at least 4 dwellings (net) or capable of providing 4 dwellings (net)

covering a net site area of at least 0.16 ha will provide at least 30% of the net units proposed as affordable dwellings, where viable.

26. The Council will negotiate the tenure, size and type of affordable units on a site-by-site basis having regard to housing needs, site specifics and other factors.
27. The NPPF at paragraph 65 states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
28. Whilst national policy does not require affordable housing on sites of 5 units or less, the local policy would seem to demand affordable for sites of 4 units or more. The application site is also a previously-developed site and its redevelopment will involve a number of abnormal development costs, including demolition works. On the face of it, an affordable contribution would seem inappropriate given the circumstances, however the Applicant would very reluctantly offer one of the units to be affordable housing to comply with Policy CP9.

Loss of the public house

29. Policy E16 of the LP states that where planning permission is required, development which involves the loss of individual shops, public houses, village halls and other community facilities will be supported where;

there are adequate similar use facilities either within that settlement or adjoining countryside which cater for the needs of the local population and is accessible by walking or cycling – a



distance of 800m

the current or previous use is no longer viable, demonstrated by audited financial and marketing evidence over an agreed reasonable period.

30. The site is no longer financially viable due to a number of factors including the Covid Pandemic and recent cost of living crisis. The Applicant has provided a separate statement explaining in detail the problems that have arisen and why they have no other option but to consider a redevelopment of the site. The Applicant letter and supporting accounting letter can be found at Appendix 2.
31. The site has been marketed for 7 months now. The site was originally listed for £585,000, with no interest in the site at this price. The asking price was then lowered to £510,000. Within that timeframe there was only one offer which was significantly below the asking price. Appendix 3 includes the marketing particulars and a letter from the selling Agent.
32. The redevelopment of the site would not see Berkeley without a pub, the Berkeley Arms Hotel lies within the Town Centre, 350m from the site. It is therefore considered that the loss of the current pub is not significant and one might argue that the viability of other pubs in the area would be improved as they are likely to get more customers as a result of the closure of The Boars Head.
33. It is important to note that whatever the outcome of this planning application, the pub will close as it is simply not economically viable. Whilst the Applicant appreciates that current policy seeks to protect existing community facilities, the Applicant has exhausted all alternative possibilities and the venue currently runs at a loss.

34. Overall, and given the above circumstances, it is considered that the redevelopment of the site can be supported under current policy.

## HERITAGE

35. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
36. The NPPF, at section 16, states that local planning authorities (LPA's) state that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.
37. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The Governments overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
38. The NPPF states that LPA's should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of details should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
39. Paragraph 185 of the NPPF states that in determining planning applications, LPA's should take account of:

'The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with

their conservation;

The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

The desirability of new development making a positive contribution to local character and distinctiveness.’

40. Policy ES10 of the LP states that Stroud District’s historic environment will be preserved, protected or enhanced. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise.
41. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the district’s heritage assets, especially those elements which contribute to the distinct identity of the District.
42. This includes the district’s historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.
43. Berkeley was first designated as a conservation area in February 1975. No boundary changes have been made since its original designation. The conservation area does not have an adopted Conservation Area Statement.
44. It is considered that the proposals put forward would have a positive impact upon the CA by removing poorly designed extensions to a historic building. The original pub building, which is positioned along the prominent street elevation, would be retained and improved. The

proposed new dwellings are designed in such a way to be in keeping with the historic and traditional surroundings.

45. It is considered that the proposals would enhance this part of the Conservation Area by removing unsightly extensions and renovating the original pub building.

## DESIGN

46. The application includes detailed drawings to show how the site would be developed. The NPPF puts a great emphasis on good design in planning. Paragraph 126 reads:

‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’

47. Policy CP14 of the LP states that high quality development, which protects, conserves and enhances the built and natural environment, will be supported.
48. Development will be supported through the re-use of previously developed land and/or the adaptation of existing buildings that make a positive contribution to the character of the site and surroundings.
49. Policy ES12 of the LP states that the District Council will require the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working, with legible and well planned routes, blocks and spaces,

integrated residential, commercial and community activity, safe attractive public spaces and pedestrian/cycle routes without traffic conflict, secure private areas, better designed buildings and landscaped spaces.

50. The existing buildings in the immediate vicinity of the site are generally traditional in their design. The original pub building is a traditional design finished in a neutral render, timber windows painted white on the front elevation with white UPVC windows to the rear and side. The pub has been extended a number of times, often using inferior materials. The proposal involves removing the later, inferior extensions.
51. The new build dwellings involve two dwellings being proposed in the south-east corner adjoining 16 Lynch Road, extending the current terrace and respecting the building line, massing and design of existing dwellings.
52. The proposed dwellings have been designed to fit comfortably within their historic and traditional surroundings using traditional design methods and materials. The dwellings would be finished with a brick exterior, white UPVC windows and natural coloured roof tiles.
53. It is considered that the proposal takes full account of the character of the surrounding area by designing buildings that would sit comfortably within its traditional surroundings.

#### ACCESS AND PARKING

54. The site is currently served by an access directly from the adopted highway, Lynch Road. This access is located on the southern boundary of the site. The NPPF states at paragraph 115 that:

'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

55. The existing access would be utilised and enhanced for safe access and egress from the site. The proposed site layout would offer 10 no. car parking spaces. The LP at Appendix 2 states that all (C3) residential developments requires 1.5 car parking space per dwelling. This means the 4 proposed units would require a total of 6 parking spaces. The 10 proposed would allow for 2 parking spaces per unit with 2 visitor bays.
56. Parking bays should be a minimum of 2.4 x 4.8m. The car parking spaces have been designed to a size of 2.4 x 5m. The car parking standards set out within the LP have been considered with full compliance.
57. Appendix 2 of the LP also sets out the cycle parking standards. It states that every new proposed dwelling requires a minimum of 1 cycle parking space. It is considered that there is sufficient space in the proposed gardens to allow for the safe storage of at least 1 cycle per dwelling.
58. It is considered that the traffic movement from the proposed remodelling would not be significantly increased, and it is considered that the current local road network can cope with the traffic movements. This takes full account of guidance in the LP and the NPPF.

## CONCLUSION

59. It is considered that the remodelled site is a sustainable development in a sustainable, accessible location in accordance with planning policies. The proposals would also enhance the character of the Conservation Area by removing unsightly buildings. The proposal also offers other planning benefits through the removal of a pub use with external beer garden, to the benefit of local residents living nearby. The proposal takes full account of the LP and Central Government planning guidance. The LPA is therefore invited to support the proposal.

APPENDICES

Appendix 1 – Photographs

Appendix 2 – Applicant Statement and Accountant letters

Appendix 3 – Marketing information



Appendix 1 - Photographs











Appendix 2 – Applicant Statement and Accountant letters

The Boars Head  
14 Lynch Road  
Berkeley  
Glos  
GL139TA  
01453810757



10/01/2023

Reasons for change of use.

I'd like to start this by saying, this decision is extremely hard for me, I always thought I'd continue to run the Boars Head until I retired! Unfortunately, this is no longer possible, I managed to keep the business afloat through Covid but now have large loans to pay back, on top of the ever-increasing energy prices, beer prices, interest rates. My takings have gone down massively, between £2000 and £3000 a week in general. Bills have gone through the roof. I'd say roughly £5000 a month.

There is a massive change in the way people spend their spare time now, most learning to stay home during lockdown but now people simply not being able to afford to go out and socialise. Most of our customers used to be younger people after 5pm every day but these people are now nowhere to be seen. Most of our trade now seems to be a few older generations that like to sit by the fire in the front bar all day and on nights we have skittles teams in. I have also just lost the chef that was working out of my kitchen, so that will now also have a further impact on trade.

I have spoken to a lot of the remaining customers about their feeling if I closed the pub, pretty much all of them have replied that it would be sad but looking around at the empty pub, they can completely understand why. Also, the fact that there are other places to go in the village it wouldn't be stopping them from being able to meet up somewhere else. Unfortunately, as I am writing this at 3.45pm there are currently 3 customers slowly drinking in the pub and that's been the busiest time so far today and yesterday. It's so sad to see.

I have spent a huge amount of money on the building since I took over 11 years ago, pretty much every penny I made went back into the building. I've replaced the flat roof above the alley and toilets, taken all the wallpaper off, reskimmed and repainted the whole building, including the exterior I spent thousands having the front sash windows refurbished, replaced 11 other windows, fitted new bathrooms in the letting rooms and refurbished the rooms, replaced the skittle alley, built a secure smoking shelter and beer garden and brought new outdoor furniture. Replaced all the flooring apart from the front bar, installed a log burner in the front bar, changed all the light fittings. Replaced the old commercial kitchen. Rewired a lot of the building and refurbished the whole of upstairs, which didn't even have floorboards down when I took over.

I simply can't afford to do this anymore as there is no profit, the building is slowly starting to show this.

When the Boars Head was put up for sale around 8 years ago, I was the tenant for [REDACTED] at the time, they decided to put it up for sale as the business wasn't viable and the building needed so much work, after a short period of time on the market they put the building up for auction due to lack of interest. The only few people that viewed it were all property developers. I have discussed putting the pub on the market with my accountants, but we were worried that after the effects of covid this would simply decrease trade further to the point it'd be forced to close it. The Mariners Arms opposite me was closed due to lack of trade around 4 years ago and stayed closed and on the market with no interest for 3 years finally being brought buy CO-OP but remains closed and boarded up now. I worked at the Mariners for several years before it closed and it used to thrive, unfortunately it suffered a massive lack of trade and didn't survive.

I have tried and tried, to increase trade, lately started putting on a food offering but I believe as the other pubs (The Berkeley Arms and The Malt House) already have great reputations for this and food is also offered in our takeaways and cafes, there is simply not the room in the market.

I've also significantly noticed the effect the Football pavilion being taken over has had, they open more often, and I simply can not compete with their prices, they have much lower overheads than me.

I also believe the closure of The Boars Head may also benefit the other businesses and help them make it through these tough times.

King Regards [REDACTED]





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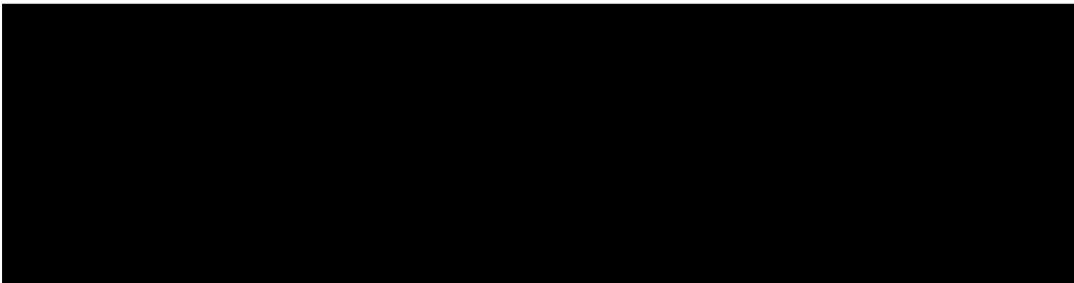
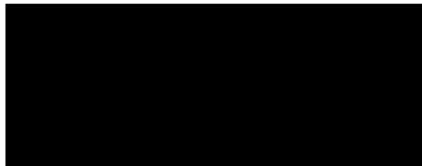
To whom it may concern,

On behalf of our client Samantha Hall, I can confirm that the business trading as the Boars Head in Berkeley hasn't recovered financially since the pandemic and, due to the increase in costs to the business, has become unviable.

Through discussions with Samantha and considering the current trading climate and other licensed premises in the local town, it has been determined that a for sale sign could do a lot more harm due to the impact it may have on customer perceptions.

Please see attached Profit and Loss showing pre-pandemic trading and current trading.

Kind Regards

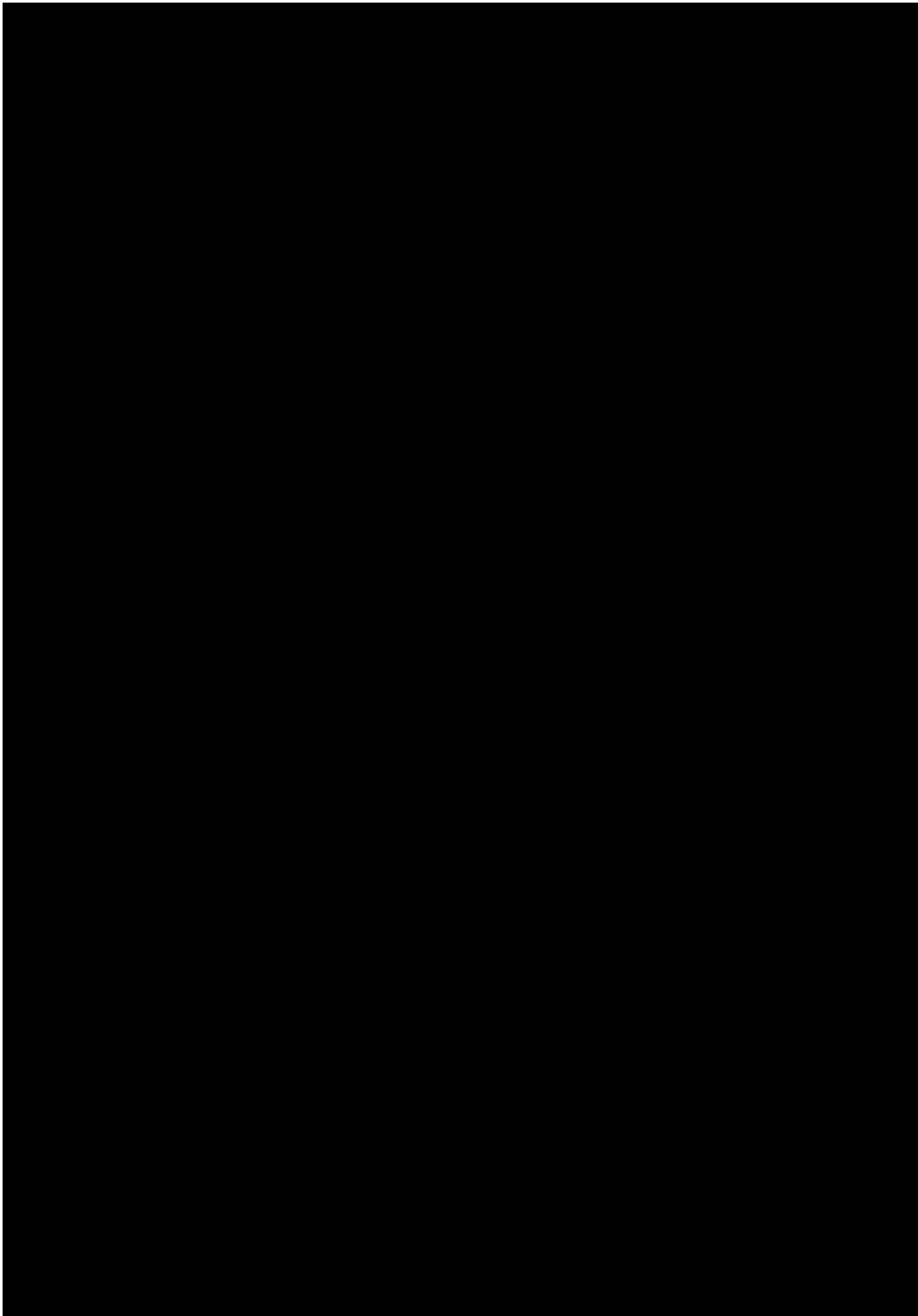


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Appendix 3 – Marketing Information

7<sup>th</sup> March 2024

Ms Samantha Hall  
The Boars Head  
14 Lynch Road, Berkeley  
Gloucestershire, GL13 9TA

Dear Ms Hall

**Re: The Boars Head, 14 Lynch Road, Berkeley, Gloucestershire,  
GL13 9TA**

We were instructed to market the property on the 11<sup>th</sup> July 2023 at a figure of £575,000. The property is marketed on Zoopla and Rightmove, and marketed from our Dursley, Wotton-under-Edge and Berkeley offices. With a general lack of interest, the price was reviewed on the 1<sup>st</sup> August 2023 to £510,000.

I attach a copy of the Zoopla and Rightmove adverts along with the sales particulars. We continue to market the property.

I note there is, in excess of, 35 properties of a similar type within a 30-mile radius, and most have remained on the market.

I attach a short list of properties currently available and not sold, and note The Boars Head is one of the most competitively priced in order to achieve a sale. I would suggest after 6 months marketing there is currently very little interest in Public Houses.

Please let me know if you require any further details and I look forward to hearing from you.

Kind regards



Bennett Jones Partnership Limited. Registered Office: 31 Parsonage Street, Dursley, Gloucestershire GL11 4BW. Company Number 09618853

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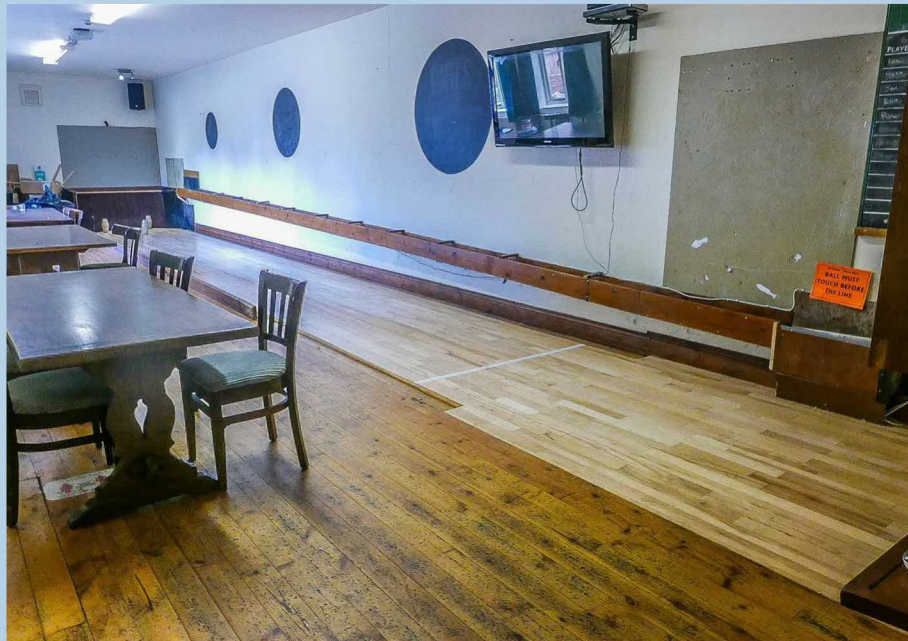
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**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



The Boars Head 14 Lynch Road  
Berkeley GL13 9TA

Price Guide  
£510,000



LARGE PUBLIC HOUSE SET IN HISTORIC TOWN CENTRE  
TWO LARGE BARS, POOL ROOM, SKITTLE ALLEY, KITCHEN, MALE AND FEMALE WC, FIVE BEDROOM OWNER'S ACCOMMODATION ON THE FIRST FLOOR, WITH KITCHEN OPENING ONTO RAISED GARDEN. LIVING ROOM, THREE BEDROOMS, FAMILY BATHROOM, TWO FURTHER INTERCONNECTING EN-SUITE LETTING BEDROOMS, WHICH COULD BE USED AS PART OF OWNER'S ACCOMMODATION, GAS CENTRAL HEATING, PUB GARDEN, PARKING FOR A NUMBER OF CARS  
MUST BE SEEN.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(93-100) <b>A</b>			(81-85) <b>B</b>		
(81-92) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(58-68) <b>D</b>		
(58-68) <b>D</b>			(47-57) <b>E</b>		
(47-57) <b>E</b>			(36-46) <b>F</b>		
(36-46) <b>F</b>			(25-35) <b>G</b>		
(25-35) <b>F</b>			(15-24) <b>G</b>		
(15-24) <b>G</b>			(1-14) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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# The Boars Head 14 Lynch Road, Berkeley, GL13 9TA

## DESCRIPTION

This large Public House is situated in the popular historic town centre of Berkeley, which has a range of local traders along with primary school. The town is famous for its Jenner Museum and the Castle and is within a short drive of the A38 and M5/M4 motorway network. The property comprises, main bar area with three attractive bay windows and wood burner, this in turn leads to rear bar, which again is of a good size and opens into a large pool room. An inner hallway leads to a skittle alley and a commercial kitchen and male and female WC's. Also located on the ground floor is a cellar and on the first floor the landing gives access to the owner's accommodation, comprising of a good size kitchen with door opening onto roof garden, living room, three bedrooms and family bathroom. An interconnecting door leads to two further good sized bedrooms, which could be used as a part of the owner's accommodation or alternatively used as letting accommodation, both having en-suite shower rooms. There is an attractive beer garden and parking for a number of cars and the property must be seen to be fully appreciated.

## ENTRANCE LOBBY

Giving access to:

## MAIN BAR 10.0m x 5.2m (32'9" x 17'0")

Having three bay windows to front, three radiators, attractive brick fireplace with wood burner and opening to:

## REAR BAR 8.75m x 4.16m (28'8" x 13'7")

Having radiator and opening to:

## POOL ROOM 6.0m x 4.75m (19'8" x 15'7")

## INNER HALLWAY

Giving access to:

## KITCHEN 4.62m x 3.0m (15'1" x 9'10")

Having a range of stainless steel commercial kitchen units and sink units.

## SKITTLE ALLEY 15.6m x 4.5m (51'2" x 14'9")

Having three windows to side and double doors to side.

## REAR HALL

Giving access to Men's WC, having two WC'S and three urinals. Female WC, having two WC'S and sink unit.

## CELLAR 5.3m x 3.5m (17'4" x 11'5")

## ON THE FIRST FLOOR

## LANDING

Giving access to:

## KITCHEN/BREAKFAST ROOM 4.39m x 2.87m (14'4" x 9'4")

Having a range of modern wall and base units, double door to roof garden.

## LIVING ROOM 5.57m x 3.2m (18'3" x 10'5")

Having fireplace, two windows to side and sash window to front.

## INNER HALLWAY

With two cupboards, one housing central heating boiler and further housing hot water tank.

## BEDROOM ONE 5.47m x 3.01m (17'11" x 9'10")

Having sash window to front, built in wardrobes and radiator.

## BEDROOM TWO 4.3m x 2.7m (14'1" x 8'10")

Having sash window to front and radiator.

## BEDROOM THREE 3.3m x 2.7m (10'9" x 8'10")

Having radiator and sash window

## FAMILY BATHROOM

Having panelled bath, low level WC and vanity wash hand basin.

## INNER LANDING

Giving access to letting accommodation.

## LETTING ACCOMMODATION - BEDROOM

### ONE 4.3m narrowing to 3.25m x 3.69m (14'1" narrowing to 10'7" x 12'1")

Having radiator and en-suite shower room with wash hand basin, WC and shower cubicle.

## LETTING ACCOMMODATION - BEDROOM

### TWO 3.2m x 2.74m (10'5" x 8'11" )

Having window to side, radiator and en-suite shower room with wash hand basin, WC and shower cubicle.

## EXTERNALLY

The property is accessed from the highway via large car park with parking for a number of cars, this leads to the rear pub garden, which is laid to lawn.

## AGENT'S NOTES

All mains services are believed to be connected. Gas fired radiator central heating. Rateable Value: £8,000.00. Small business rates relief available.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.



gl13 9ta (within 5 miles) Property type Any price

Zoopla > Commercial for sale > Gloucestershire > Berkeley > Lynch Road property for sale

Commercial property for sale in Lynch Road, Berkeley GL13

1 - 1 of 1 25 Lowest price Filter results Only show: Property for sale Business for sale



£510,000 Guide price



Pub/bar for sale Lynch Road, Berkeley GL13

Large Public House set in historic town centre two large bars, pool room, skittle alley, kitchen, male and female WC, five bedroom owner's accommodation on the first floor, with kitchen opening onto raised garden. Living room, three bedrooms, family

10

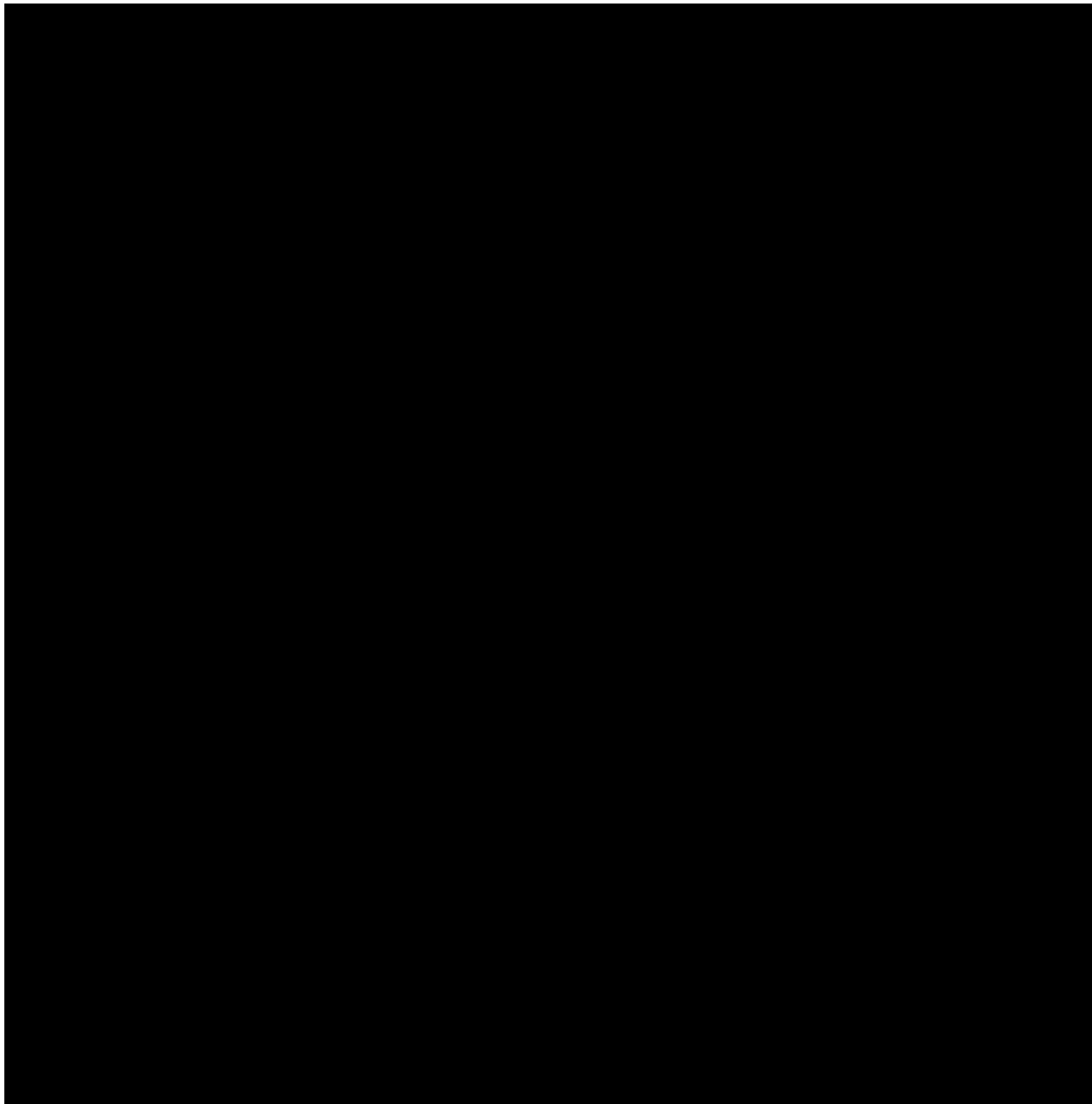
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Bennett Jones, GL11

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The Boars Head  
14 Lynch Road  
Berkeley  
Glos  
GL139TA  
01453810757



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COMMERCIAL

14 Lynch Road, Berkeley

Guide Price

£510,000



PROPERTY TYPE

Pub

SIZE

Ask agent

No floor/site plan



+6

MARKETED BY

Bennett Jones, Dursley

31 Parsonage Street, Dursley,  
Gloucestershire, GL11 4BW

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Key features

