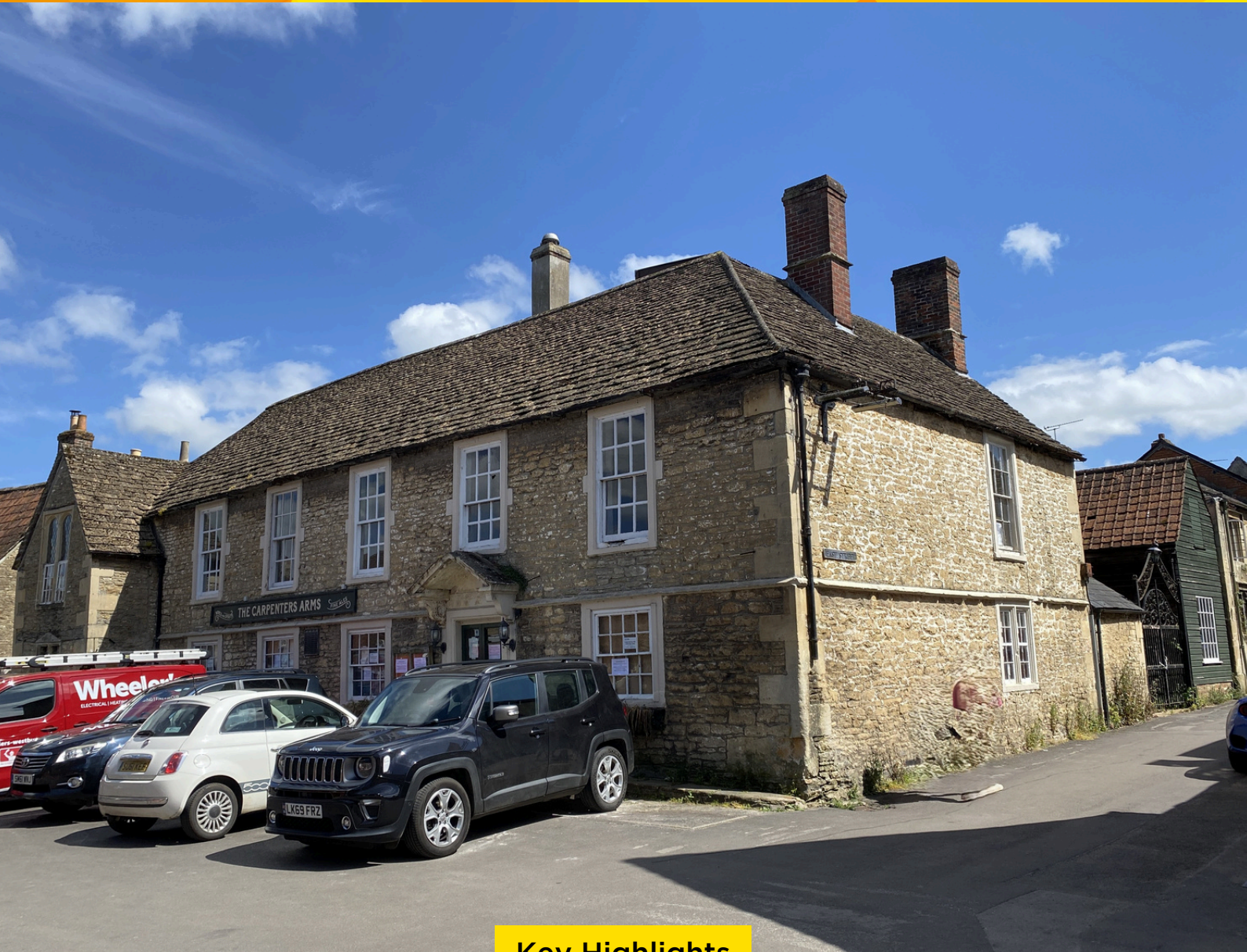


FOR SALE - HISTORIC NATIONAL TRUST AND "HARRY POTTER" VILLAGE PUBLIC HOUSE WITH PLANNING PERMISSION FOR REFURBISHMENT FOR 6 X B&B ROOMS AND IMPROVEMENTS

THE CARPENTERS ARMS

Church Street, Lacock, Chippenham, SN15 2LB



Key Highlights

- Character freehold vacant public house prepared for potential refurbishment project
- Historic National Trust village world-renowned for filming locations for Harry Potter (attracting numerous visitors)
- Approximate Gross Internal Area 5,265 sqft (489 sqm)
- Planning permission granted for refurbishment and works to provide 6 x B&B rooms
- Village close to Chippenham and the Cotswolds
- Freehold £675,000 or New Lease Rental Offers Invited

SAVILLS SOUTHAMPTON
Mountbatten House
1 Grosvenor Square
Southampton, SO15 2BZ

023 8071 3900

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LOCATION

Lacock is a picturesque village in Wiltshire, England, approximately 3 miles (5 km) south of Chippenham.

The property occupies a corner position on the corner of the junction of Church Street and East Street with the main frontage overlooking Market Square. The return frontage includes courtyard access to East Street.

DESCRIPTION

A character Grade II listed end-of-terrace property arranged over ground, first and attic (second) levels. The property comprises different building techniques with main parts being of sandstone rubble beneath slate roof, rear sections being of timber frame and a single-storey flat roof infill.

TERMS

The property is available freehold with a guide price of £675,000 plus VAT (if applicable).

Alternatively the owners will consider creating a new free of tie lease on terms to be agreed with rental offers invited.

The property will be disposed of with vacant possession upon completion and with the benefit of the planning permission.

PLANNING PERMISSION

PL/2023/02322

Refurbishment of Public House and Associated Works At: Carpenters Arms, Church Street, Lacock, Chippenham, Wilts, SN15 2LB.

Decision Date: 01 February 2024.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

The proposed plans include:

- Works to the ground floor customer trading and ancillary areas to provide multi-section food and beverage areas, trade kitchen, WCs and storage;
- Works to provide at first floor level six en-suite letting/B&B bedrooms and at second floor a staff room and office;
- These works include the replacement of an existing two-storey extension with a higher quality alternative;
- Retention of the existing courtyard.

The property has the following Gross Internal Floor Areas:

| FLOOR AREA | SQ FT | SQ M |
|--------------|--------------|------------|
| Ground Floor | 3,305 | 307 |
| First Floor | 1,658 | 154 |
| Second Floor | 302 | 28 |
| TOTAL | 5,265 | 489 |

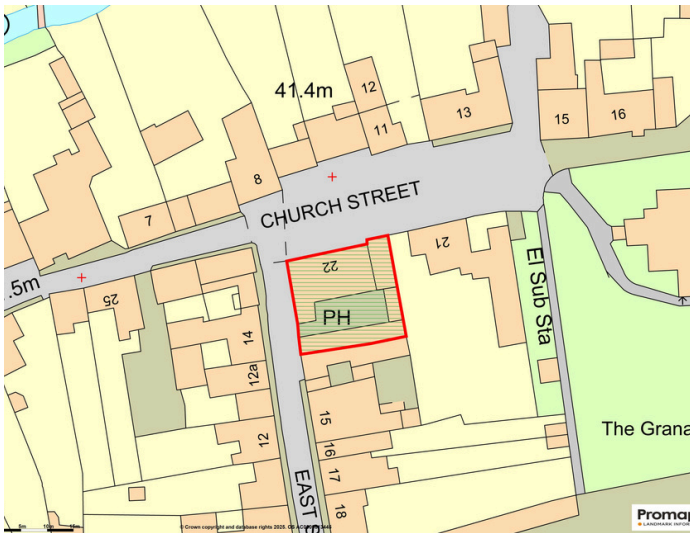


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LISTED STATUS & BUILDING PATHOLOGY

The property is Grade II listed and located within the Lacock National Trust village and Lacock Conservation Area. We understand the property has been altered and extended over several centuries, with the earliest part dating from 17th Century and most recently benefitting from extensions and infills in 20th Century.

SERVICES

Services are to be confirmed.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWING

Please contact the sole selling agents Savills for further information and viewing arrangements.

CONTACTS

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