

APPENDIX C

DJT/SS

20th February 2015

Mr R Duncan Planning Consultancy
70 Ferndale
Ferndale Road
Lichfield
WS13 7DZ

Chartered Surveyors
Valuers
Estate Agents
Auctioneers

Whittaker & Biggs Est. 1931

Dear Mr Duncan,

Re: Hollybush Inn, High Lane, Brown Edge, Stoke On Trent

We refer to our previous correspondence and subsequent telephone calls re the above, I set out below the advertising campaign that we have carried out in respect of this property.

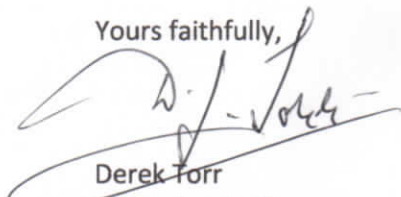
The Hollybush Inn, 181 High Lane, Brown Edge was placed on the market in October 2013 and we enclose herewith copy of our sales particulars. The particulars have been displayed in our windows in the offices at Leek, Congleton, Macclesfield and Biddulph and they appear in our Leek office in the front window on a rotational basis with other properties that we have on the market. The property has also been advertised on Rightmove and we enclose herewith the latest client's report which shows that there has been no interest over the last 28 days.

When the property was first advertised there was a small number of enquiries as it was being offered as whole or as the Public House with a small car park and the remaining part of the car park available as a separate lot. No-one has viewed the property through our office but we have received two offers, one in the early days for the car park in the sum of £8,000 which was obviously turned down and the Save The Bush Group who we understand are local residents who employed a surveyor from Sutton Coldfield to make an inspection of the premises following which he submitted an offer of £180,000. This was rejected by the owners as it is a significantly lower than the market value.

The property has been advertised in the local press on a number of occasions and enclosed is a copy of the advertisement which has appeared therein. The property has been fully marketed over a period of some 16 months with little or no interest and the Local Authority should now grant permission for change of use.

Should you require any further information, please do not hesitate in contacting us.

Yours faithfully,


Derek Torr
Whittaker & Biggs

www.whittakerandbiggs.co.uk

☒ 45-49 Derby Street
Leek
Staffordshire
ST13 6HU
T 01538372006
F 01538381457

☐ 16 High Street
Congleton
Cheshire
CW12 1BD
T 01260273241
F 01260271629

☐ 34 High Street
Biddulph
Stoke-on-Trent
ST8 6AP
T 01782 522117
F 01782 522170

☐ 2-4 Church Street
Macclesfield
Cheshire
SK11 6LB
T 01625 430044
F 01625 619592

☐ Auction Room
Brown Street
Congleton
Cheshire
CW12 1QY
T 01260 279858



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Whittaker & Biggs ^{Est. 1931}

The Hollybush Inn
181 High Lane
Brown Edge
Stoke On Trent
Staffordshire
ST6 8QA



Freehold detached Village Inn for sale situated on the main Leek to Stoke On Trent road with sizeable living accommodation to the first floor. Brown Edge is a thriving village community having supermarkets, schools and other amenities, there is a car park to the side of the property together with sizeable grounds at the rear.

Freehold Detached
Village Inn with
sizeable living
accommodation

Main road position,
car park adjoining
the premises

Sizeable grounds to
the rear of the
property

The property is
currently subject to
a tenancy to the
present licensee but
can be offered with
vacant possession

**£Offers
Invited**

www.whittakerandbiggs.co.uk

These particulars are believed to be correct, but they are not guaranteed by the vendor or the vendors agents, Whittaker & Biggs and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract



INVESTOR IN PEOPLE

In further detail the accommodation comprises: -

ENTRANCE PORCH

Door to front aspect.

ENTRANCE HALL

Single radiator, dado rail.

LOUNGE - 10.47m x 4.02m (34' 4" x 13' 2")

Stained glass leaded light window to front aspect, leaded light window rear aspect, exposed beams and timbers, picture rail to part, dado rail. Exposed ceiling beams to part, exposed brickwork to part, open plan to bar area.



KITCHEN - 2.45m x 2.52m (8' x 8' 3")

Range of units comprising base cupboards and drawers incorporating electric cooker point, roll top work surfaces having inset double drainer stainless steel sink unit with chrome mixer tap over. Splashbacks, wall mounted gas fired central heating boiler, window to side aspect, centre light point, cushion floor.

REAR STORE - 4.34m x 2.58m (14' 3" x 8' 6")

(maximum measurement) having concrete floor, centre light point, base cupboards and drawers, fixed shelving, open plan to:

REAR HALL

Having base cupboards and drawers, white glazed sink with mixer tap over, external door to side aspect, concrete floor.

INNER HALL (OFF LOUNGE)

Having single radiator, dado rail, tiled floor, external door to front aspect.

LADIES TOILETS - 3.82m x 2.2m (12' 6" x 7' 3")

(overall measurement) comprising inner hall having window to side aspect, Amenities area incorporating two wash hand basins, single radiator, fully tiled walls, inset halogen downlighters in chrome surround, cushion floor. Two separate toilet cubicles each housing low level W.C. fully tiled walls and window.

GENTS TOILET - 5.26m x 1.61m (17' 3" x 5' 3")

(overall measurement) comprising inner hall with tiled floor, amenities area with urinal, single radiator, part tiled walls, wash hand basin, tiled floor, two windows to rear aspect. Toilet cubicle housing low level W.C., part tiled walls, window to side aspect.

PUBLIC BAR - 4.7m x 4.2m (15' 5" x 13' 9")

Having window to front aspect, double radiator, fixed seating, fitted bar area.



POOL ROOM - 4.77m x 3.59m (15' 8" x 11' 9")

Having window to front and side aspect, two ceiling light points, double radiator, part boarded walls, cushion flooring.

GAMES ROOM - 4.83m x 2.91m (15' 10" x 9' 7")

Having window to side aspect, single radiator, dado rail, cushion flooring, fourteen light points.

BAR AREA

(access from lounge & public bar) with usual bar fittings thereto, stainless steel sink unit with hot and cold water connected, plumbing for dishwasher. Access to cellar.

CELLAR - 6.41m x 2.7m (21' x 8' 10")

Having white glazed sink unit, concrete floor, barrel run from main road, vaulted ceiling.

FIRST FLOOR

Accessed via door from entrance hall leading to Living accommodation.

LANDING - 2.33m x 2.82m (7' 8" x 9' 3")

(maximum measurement) two windows to rear aspect, three ceiling light points, fitted coathooks, single radiator.

BATHROOM - 2.83m x 2.56m (9' 3" x 8' 5")

Suite comprising panelled bath with chrome shower attachment over, pedestal wash hand basin, low level W.C., window to side aspect, centre light point, part tiled walls. Airing cupboard off housing fixed shelving.

OFFICE

Having centre light point, fixed shelving, store cupboard off.

BEDROOM - 3.23m x 2.13m (10' 7" x 7')

Having window to front aspect, centre light point, fixed shelving, double radiator.

BEDROOM - 3.7m x 2.72m (12' 2" x 8' 11")

Having window to front aspect, two ceiling light points, double radiator.

INNER LANDING

Having ceiling light point, loft access.

SITTING ROOM - 4.2m x 2.45m (13' 9" x 8')

Having window to front aspect, centre light point, double radiator, window to inner store.

INNER STORE - 3.19m x 2.6m (10' 6" x 8' 6")

Having window to sitting room, centre light point.

INNER HALL

Having ceiling light point.

LIVING ROOM - 4.91m x 3.64m (16' 1" x 11' 11")

Having window to front and side aspects, two ceiling light points, loft access, tiled fireplace incorporating gas fire, double radiator.

KITCHEN - 3.87m x 2.99m (12' 8" x 9' 10")

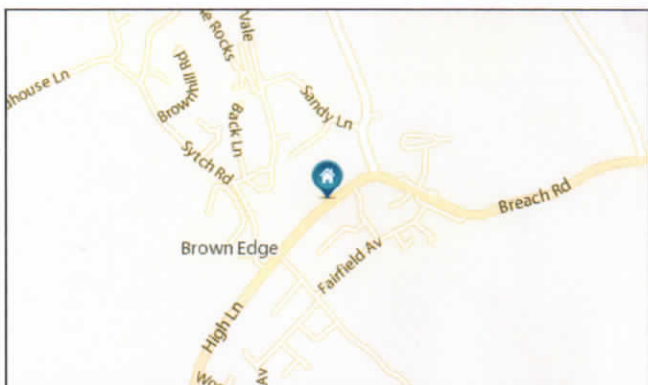
Range of units comprising base cupboards and drawers incorporating electric cooker point, roll top work surfaces over having inset stainless steel sink unit with mixer tap over, tiled splashbacks. Range of matching wall cupboards incorporating extractor fan, concealed gas fired central heating boiler, window to rear aspect, plumbing for automatic washing machine, centre light point, double radiator.

OUTSIDE

The property is approached from the council road with an adjoining car park to the side elevation providing off road parking.

GARDENS

The property is set in extensive gardens presently incorporating covered smoking area with wall light points, adjoining tarmac patio area to the side with gated access to the council road leading to further garden area, laid to lawns incorporating childrens play area. Further amenity land is situated to the rear of the car park.



ADDITIONAL INFORMATION

SERVICES

All mains services are connected.

TENURE

The property is sold on a Freehold basis

The business is un-affected and the property is currently subject to a tenancy to the present licensee but can be offered with vacant possession.

BUSINESS RATES

PUBLIC HOUSE AND PREMISES £14,500

EPC RATING 'C' 51-75

VIEWING

Strictly by appointment with Whittaker & Biggs

DIRECTIONS

From Leek take the main A53 Newcastle Road proceeding through Longsdon into Endon passing the Plough Inn on the right hand side, after some further 150 yards turn right on to the B5061 for Brown Edge. Proceed into the village and The Hollybush Inn is situated on the right hand side just past Keith's supermarket.

NOTE

The floor plan provided is for identification purposes only. Prospective purchasers must satisfy themselves by inspection or other as to correctness of each floor plan.

FIXTURES AND FITTINGS

All items not specifically mentioned in these particulars and usually designated as fixtures and fittings are excluded from the sale.

EQUIPMENT, SERVICES, APPARATUS AND STATUS

The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

If you have a property to sell please do not hesitate to contact us on the telephone numbers below. We will be happy to call and see you to give you a free no obligation market appraisal of your property.

The Hollybush Inn, High Lane, Brown Edge, Stoke-On-Trent, ST6 8QA



POA

Commercial Property 2 bedrooms

181 High Lane, Brown Edge, Stoke On Trent, Staffordshire, ST6 8QA

Freehold detached Village Inn for sale situated on the main Leek to Stoke On Trent road with sizeable living accommodation to the first floor. Brown Edge is a thriving village community having supermarkets, schools and other amenities, there is a car park to the side of the property together with...

First loaded on **Thursday 24 October 2013**. Last update: **Saturday 16 November 2013**.

Currently displayed with: **4 photographs and 1 brochure**.

To view your property online visit: www.rightmove.co.uk/property/41378761.

Rightmove Performance Data	Last 7 days		Last 14 days		Last 28 days	
	Your Property	Branch Average	Your Property	Branch Average	Your Property	Branch Average
[green ↑ = above average red ↓ = below]						
Property Advert seen in search results this many times:	0 ↓	1441	0 ↓	2790	0 ↓	5287
Number of times a searcher clicked through to see more details:	0 ↓	54	0 ↓	105	0 ↓	199
Click through rate*:	0.0% ↓	3.8%	0.0% ↓	3.8%	0.0% ↓	3.8%
Number of extra detail views**:	0 ↓	83	0 ↓	167	0 ↓	310

* CTR - Click through rate is a key indicator of your property's advertising effectiveness on Rightmove. Measured as a percentage, it represents the number of click through's from a property summary view (e.g. the property advert) to the actual property details.

** Extra detail views is the number of times your full property details get seen, outside of the normal click through from your property advert. Please visit www.rightmove.co.uk/property-to-you for more information.