



# Moor and Pheasant

## Freehold

Whole Site £600,000 or Pub Site Only £295,000 - Leasehold Option

Moor and Pheasant, Dalton Moor, Thirsk, North Yorkshire, YO7 3JD

### AT A GLANCE

- Closed Former Public House
- Caravan Site to the Rear for 12 Units
- Development Potential
- Freehold or Leasehold Option
- Large Car Park
- External Trading Areas

### Viewing And Further Information

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## PROPERTY

A detached property extending to 2 storeys under a series of pitched tile roofs. The main building being painted and rendered to all elevations.

Outer entrance porch leading through to a multi section trading area and commercial catering kitchen, please note that the bar servery has been removed from the property. Ladies and Gentleman's toilet and beer cellar. To the first floor is 3 bedroom living accommodation with lounge, bathroom and kitchen.

Externally is a large flagged patio trading area and beer garden. Car Park to the rear.

There is a lodge/static caravan site to the rear with separate water and electric to each pitch, this is licensed for 12 units, currently there is 1 on site that is used by the current owner and available in addition by negotiation. .

Our client will consider the sale of the whole site or splitting the pub off but the Caravan site would retain circa 16 parking spaces.

## PLANNING

We are advised that the property is not listed.

## UTILITIES

Mains drains, water and electric are connected.

## MEASUREMENTS

The area of the site is 1.524 acres and the ground floor footprint (GEA) of the public house extends to 246m<sup>2</sup> (2,645 ft<sup>2</sup> ).

Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



## THE BUSINESS

The property has been closed for a number of years and our client has not operated the business so current or historic trading data is not available.

## RATES & CHARGES

Rateable Value has been assessed at £10,250.

## TENURE

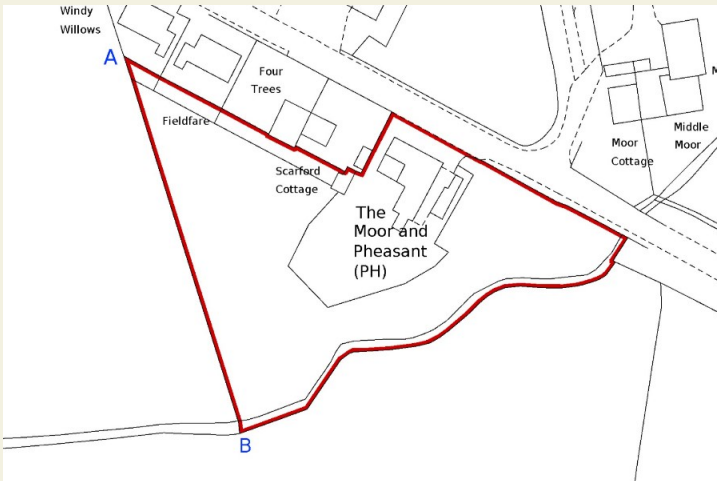
Our client is offering the freehold or would offer a leasehold agreement by negotiation.



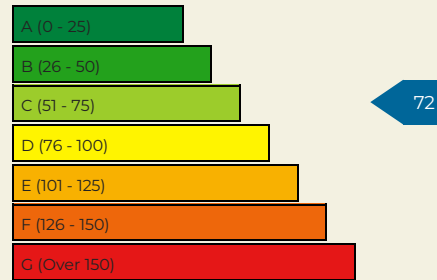


## LOCATION

The Moor and Pheasant is located in a picturesque rural setting on the outskirts of Dalton village. Dalton is a tranquil North Yorkshire village nestled south of the market town of Thirsk and is well connected via the A168 and the A1 Motorway.



## EPC



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