

BULL I'TH THORN

ASHBOURNE ROAD, BUXTON, DERBYSHIRE SK17 9QQ

FREEHOLD PUBLIC HOUSE FOR SALE



GUIDE PRICE- £1,000,000





HIGHLIGHTS INCLUDE:

- Prominent 'A' road position
- Destination pub and foodhouse
- 40 pitch camp site with 7 caravan hook-ups
- 3 Letting bedrooms
- 2 Bed managers flat
- Outbuildings providing camping facilities and possible development opportunities

LOCATION

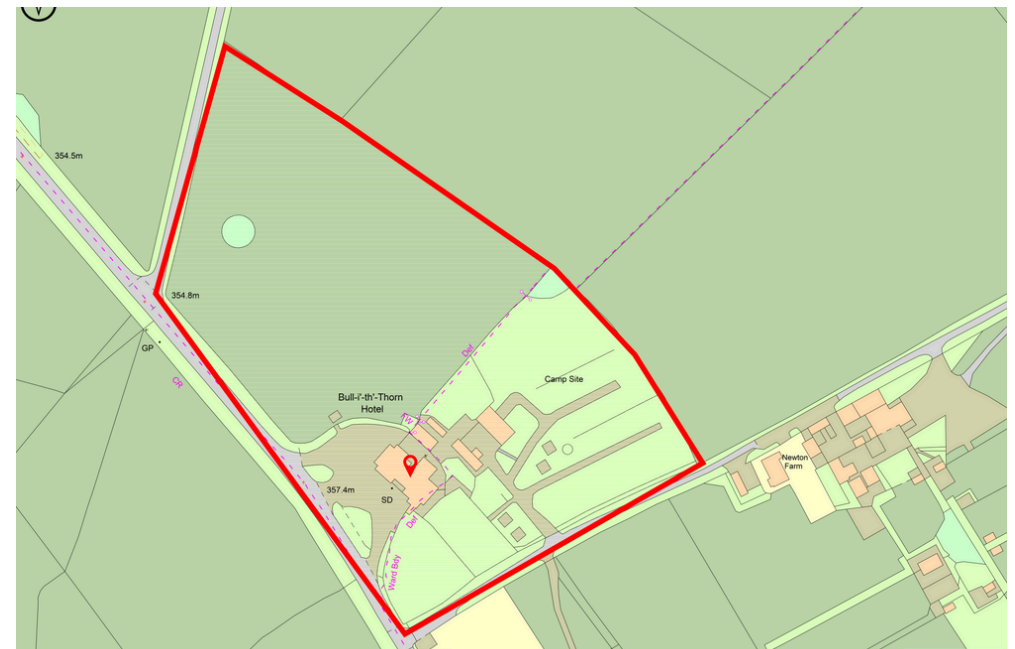
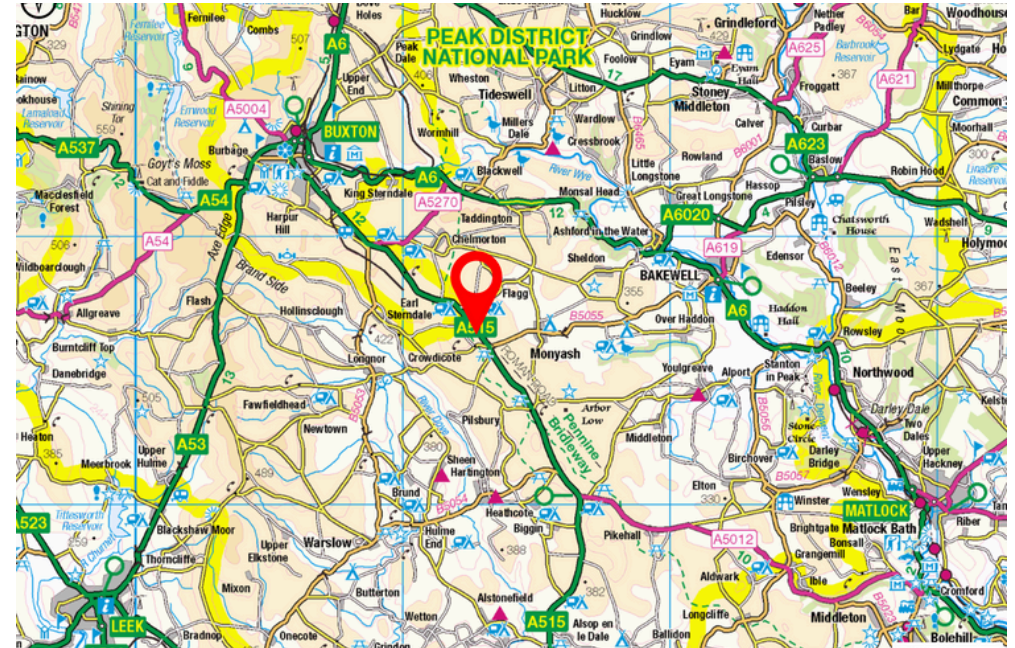
Prominently located on the A515 in a rural position within the Peak District National Park. It lies approximately 7 miles southeast of Buxton and 14 miles north of Ashbourne.

DESCRIPTION

A one & two storey detached property with stone and rendered & painted elevations beneath a multi pitch tiled roof, with various flat roof additions to the rear. Also to the rear are a variety of outbuildings and shipping containers, providing storage, trading & camping facilities, such as showers and toilets. There is a stone barn to the rear. Architect Plans have been drawn up to convert this into 6 en-suite letting bedrooms, although a Planning Application has not been submitted.

To the front of the property is a surfaced & lined car park with c.30 spaces. There is an overflow car park to the front right hand side of the property. To the front of the pub is a beer patio and there is a beer garden to the right hand side, with timber picnic tables, outside bar facility and a kids play area.

To the rear of the pub is a field that has been set up as a campsite, including hook up pitches for caravans.



ACCOMMODATION

Ground Floor At the front door is an entrance desk area which leads to the Bar Room, with stone floor, beamed ceiling and feature fireplace. This area is furnished with fixed upholstered seating to the perimeter and timber tables and chairs. Just off the main room to the right hand side is a Snug Room. This room has a stone floor, timber panelled walls, beamed ceiling and a feature fireplace. It is furnished with timber tables and chairs. There is a Pool Room to the rear right hand side, which has a timber floor, timber beams to the walls and ceiling, a feature fireplace and benefits from a pool & table football area.

To the left hand side of the property is a sports bar and informal dining room. It has a timber floor and has feature walls with exposed brickwork. It is furnished with timber tables and chairs, with bays of fixed vinyl button back seating, providing c.86 covers. There is a tiled floor section with high tables and bar stools, together with a service counter which leads to a pizza service kitchen. This has a prep area and pizza oven.

Ladies, gents and disabled customer toilets.

There is a Kitchen with an altro floor and a range of stainless steel catering equipment. There are store and prep rooms to the rear, with altro flooring, tiled walls and a range of stainless steel catering equipment and walk in refrigeration.

Basement Beer cellar and storeroom

First Floor There are 3 en-suite letting bedrooms. In addition, there is a managers flat comprising 2 double bedrooms, living room, kitchen and bathroom.

TRADE

The Bull I'th Thorn is now closed but previously, it traded as a destination foodhouse with a campsite to the rear, generating custom from both locals and tourists alike.

Experienced operators may feel that there is an opportunity to re-open, taking advantage of the facilities provided by the property to generate trade from the tourists attracted to the Peak District.

No trade is warranted or sold.





FLOOR/ SITE AREAS

Total Floor approx.	571sq m GIA (6,146 sq ft)
Site Area approx.	9.01 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit

TENURE

The property is held freehold.

PLANNING

The property is not listed nor situated within the a Conservation area.

LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

RATING

The subject Property is entered in the 2023 Rating List with a Rateable Value of £12,000.

The domestic accommodation is within Band A for council tax purposes.

SERVICES

We are informed that the premises benefit from mains water and electric, as well as oil fired central heating.

FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

EPC

In the course of preparation.

VAT

VAT will be applicable at the prevailing rate.

MONEY LAUNDERING

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



VIEWINGS

All viewings must be arranged strictly by appointment with the joint selling agents Savills and Fleurets.

CONTACT

Tom Cunningham

07894 341 564

tunningham@savills.com

James Faulkner

07974 034 352

james.faulkner@savills.com

Tim Martin

07787 552 909

Tim.Martin@fleurets.com

Andy Tudor

07880 702 166

Andy.Tudor@fleurets.com

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