

# Richardson

Commercial Property Specialists

Former Blue Cow Inn  
29 High Street  
South Witham  
Grantham, NG33 5QB

**FOR SALE**

**Guide Price £445,000**



- Former 14th Century Inn
- Development Potential (stp)
- 6 Letting Rooms
- 0.17 ha (0.42 acres) Site Area
- Tarmac Surfaced Car Park
- Previously Trading As Pub
- Prominent building
- Requires Complete Refurbishment
- Cold Store and Cellar
- FOR SALE

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 762433**

## LOCATION

The Blue Cow Inn comprises a substantial building situated on a large site in the centre of the village of South Witham. South Witham is a village and civil parish in the South Kesteven district of Lincolnshire, England. It is situated 10 miles south of Grantham, 10 miles east of Melton Mowbray and 10 miles north of Oakham and Stamford.

## DESCRIPTION

The property dates back to the 14th Century, previously trading as the Blue Cow Inn which has now closed. The property has a prominent frontage onto the High Street and requires complete refurbishment. The ground floor accommodation includes a 360 degree bar, restaurant and seating areas, former kitchen, office and male and female toilets. The first floor has 6 accommodation rooms, three of which are in the original property accessible from inside the pub and three of which have separate access from the rear.

The property is situated on a site of 0.17 hectares ( 0.42 acres) with a tarmac surfaced car park, a large beer garden and separate barn/ stable with enclosed yard. There is an exterior cold store and cellar as well as Vaulted cellars beneath the property.

The site has potential for residential development subject to gaining the necessary planning consent, the property is not believed to be listed.

## ACCOMMODATION

The approximate gross internal floor area of the unit is as follows:

GIA - 481 sq m ( 5,177 sq ft)

Site Area - 0.17 ha (0.42 acres)

## SERVICES

We understand that mains electricity, gas water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective purchasers / lessees must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £12,750

Interested parties should however rely on their own enquiries as to the amount of rates payable.

## ACCESS

There is shared access for a 31 High Street at the front of the site and there is a public footpath which runs from the High Street to the rear by the barns.

## EPC

B - 48

## TERMS

The property is available to purchase at a guide price of £495,000 subject to contract. Unconditional offers only are invited.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VIEWINGS

For an appointment to view or further information please contact -

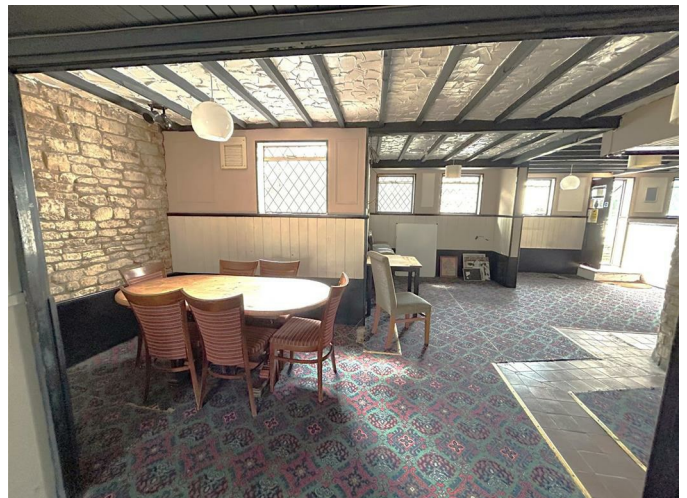
Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

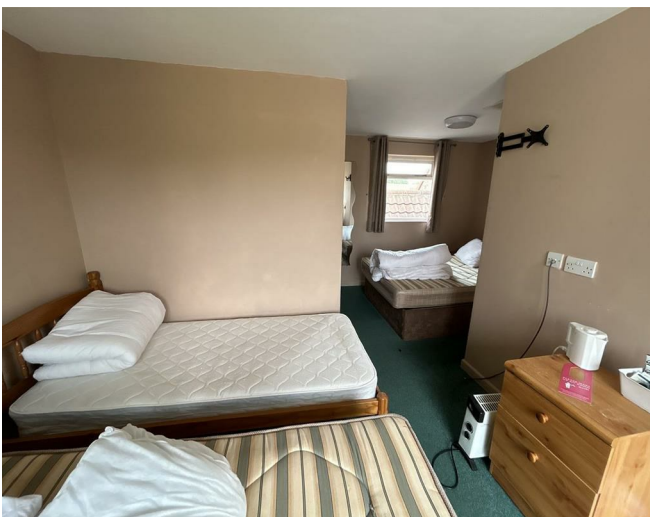
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk

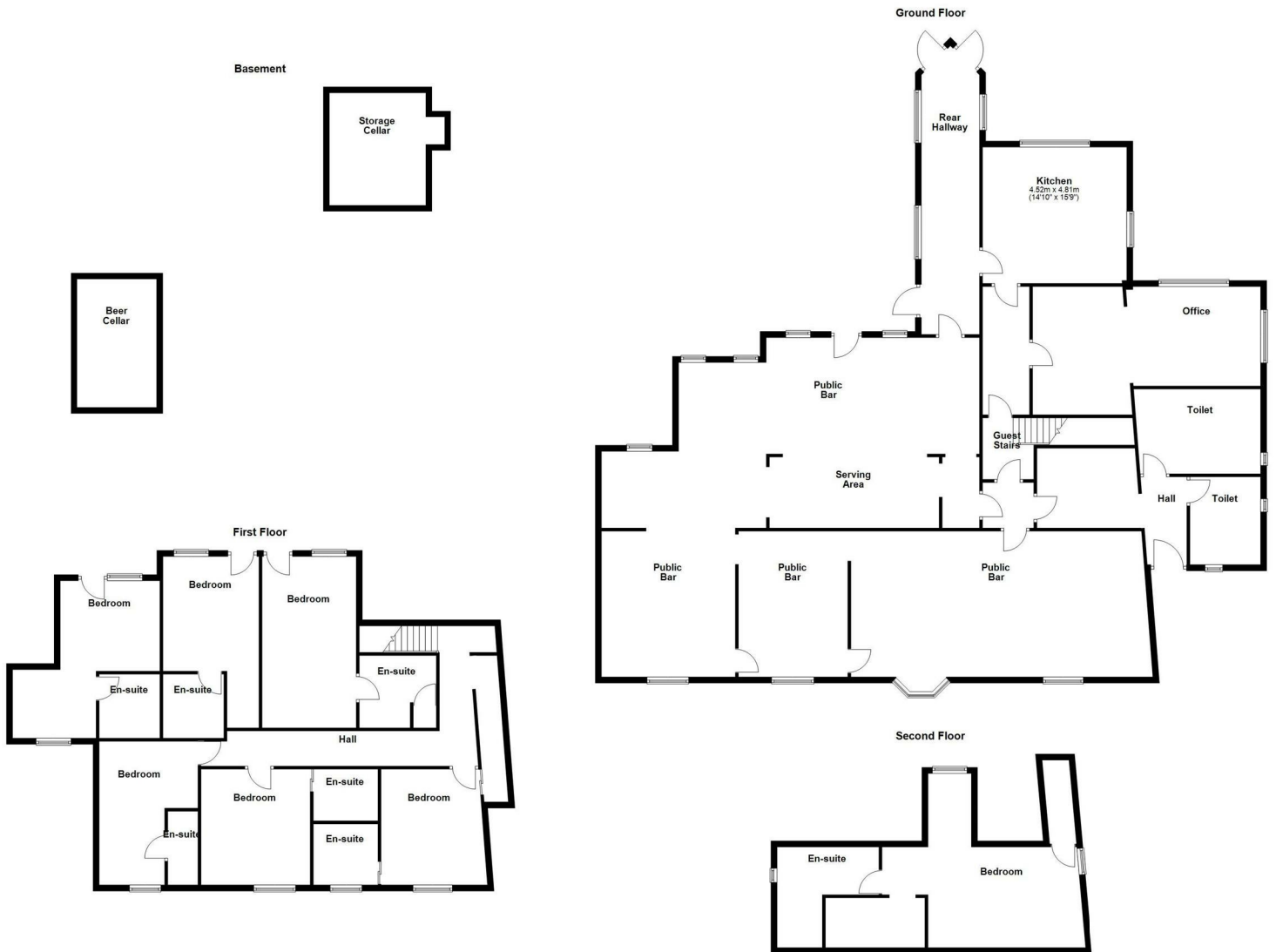
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29 High Street, South Witham

**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale