



### SITUATION

Diagonally opposite the junction with Marton Avenue in this residential area, conveniently located within a 1/3 of a mile from the town centre. Hemsworth is situated approximately 13 miles south-east of Leeds and 10 miles north-west of Doncaster.

### PROPERTY

Occupying a large site of **approx 1/2 Acre**, comprising a **Public House** on ground floor and basement level with a **Self-Contained Flat** on the first floor. The property includes a **Rear Store** and a **Large Car Park**.

### ACCOMMODATION<sup>1</sup>

#### Ground Floor Public House

Gross Frontage 64'5"  
Built Depth 71'9"  
Area Approx. 2,852 sq ft  
WCs

#### Basement

Area Approx. 377 sq ft

#### Rear Store

Area Approx. 420 sq ft

**Total Area** **Approx. 3,649 sq ft**

#### First Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, Sep. WC

<sup>1</sup>Not inspected by Barnett Ross. Areas provided by Vendor.

VAT is applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: There may be potential for a residential development on this site, subject to obtaining the necessary consents.**

**Note 2: Refer to the Auctioneers for the video tour of the property.**



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## Vacant Public House on a 1/2 acre Site

The Surveyors dealing with this property are  
**John Barnett** and **Elliott Greene**

#### Joint Auctioneers

Cooper Kendall  
Tel: 020 7495 3366 Ref: Jeffrey Cooper  
Email: jeffrey@cooperkendall.co.uk

#### Vendor's Solicitors

A L Hughes & Co  
Tel: 020 8769 7100 Ref: Laurence Mann  
Email: laurencemann@alughes.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

