



FOR SALE DERBY ARMS PRESTON ROAD INSKIP PRESTON PR4 0TJ

Substantial public house with extensive car park and outbuildings suitable for development

- Prominently located public house at the junction of Preston Road and Inskip Road on the edge of the village
- Rural aspect to all elevations
- Potential exists to expand the public house, create a restaurant with rooms and re-establish a fish & chip shop

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently located on the junction of Preston Road and Inskip Road, on the edge of Inskip village.

Easy access is available to all surrounding villages and market towns.

Recent new housing developments have increased the population of Inskip and further land has been allocated for residential development.

Description

A substantial two storey public house with adjacent former fish & chip shop and outbuildings ripe for development.

Accommodation

Plans attached to the sales particulars illustrate the current layout of the ground and first floors of the main building, together with a site plan indicating the outbuildings and car park.

Purchase Price

The freehold interest is available in the sum of £795,000.

Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required.

Planning

Previously trading as a public house with an adjacent fish & chip shop.

Potential exists for the development of a restaurant with rooms or boutique hotel.

A number of properties within the area have received planning permission for additional residential units within the curtilage of their sites.

Prospective purchasers are advised to make their own enquiries of Wyre Borough Council's Planning Department on tel: 01253 887392.

Tenure

The property is held freehold and is available with full vacant possession.

EPC

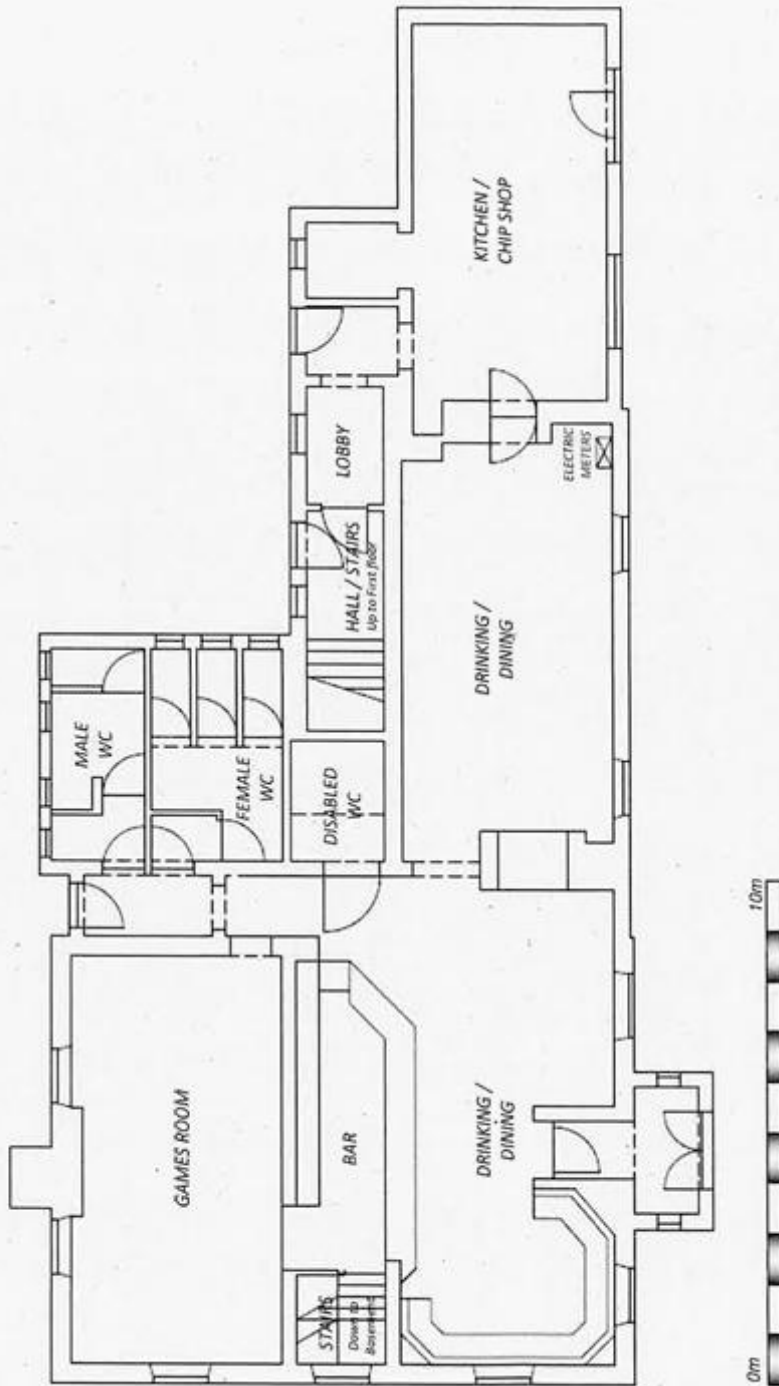
A copy of the EPC will be made available from the agent's office.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk



Approximate Scale 1:100 at A3

Rev A: Planning submission

PLANNING 1

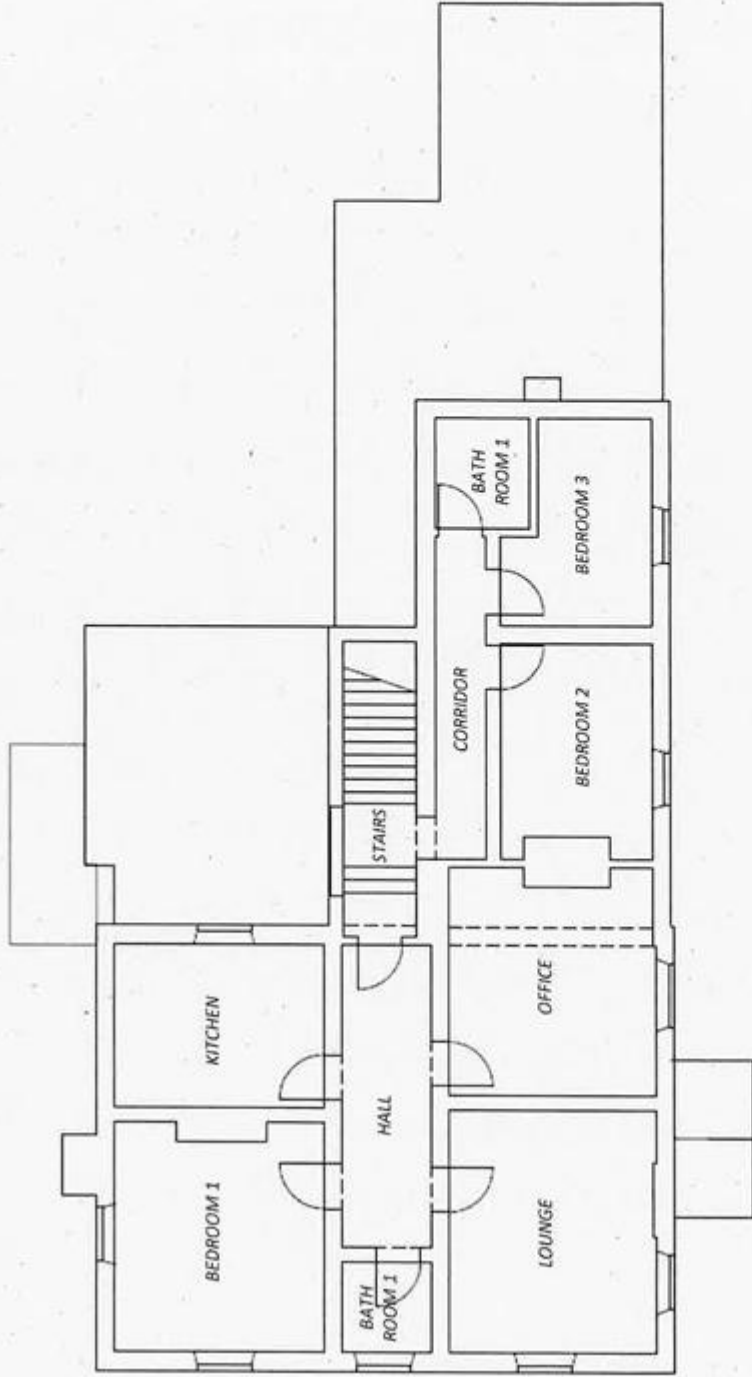
DERBY ARMS, INSKIP
EXTENSIONS & ALTERATIONS

Drawing no / Rev: 17_003/020 / A

Title: EXISTING PLANS - PUB, GROUND

Date: 31-Oct-16

All dimensions for construction
must be measured on site



Approximate Scale 1:100 at A3

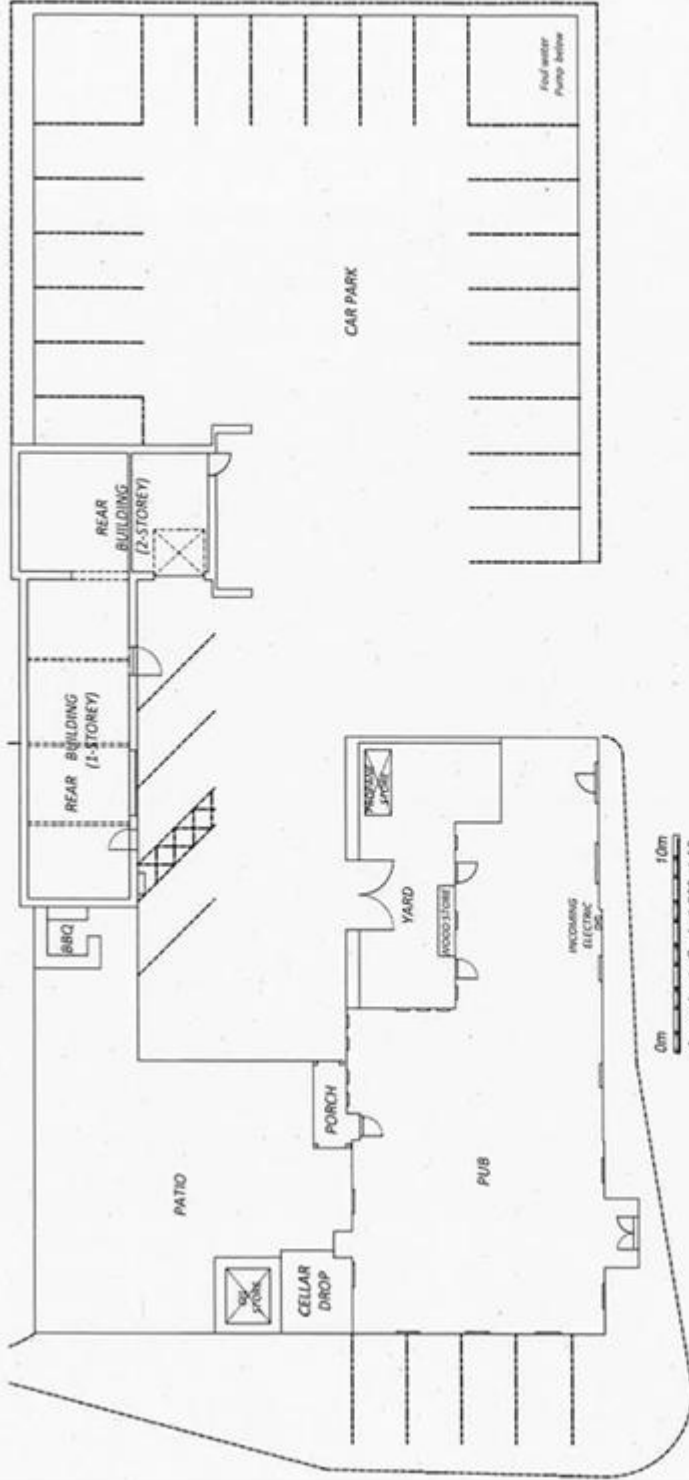
Rev A: Planning submission

PLANNING 1

**DERBY ARMS, INSKIP
EXTENSIONS & ALTERATIONS**

Drawing no / Rev: 17_003-022 / A
Title: EXISTING PLANS - PUB, FIRST
Date: 31-Oct-16

All dimensions for construction
must be measured on site



Rev B: Planning submission

PLANNING 1

DERBY ARMS, INSKIP EXTENSIONS & ALTERATIONS
Drawing no / Rev: 17_003001 / A Title: EXISTING PLANS - SITE Date: 31-Oct-16

All dimensions for construction
must be measured on site