



Badgers Walk Country House Hotel, Pool Lane, Clows Top, Kidderminster, DY14 9NT
Offers Based On £450,000

 Doolittle & Dalley

- Hotel & restaurant
- Attractive country location off the B4202
- Easy access to neighbouring towns & villages
- Planning permission for additional 20 bedrooms
- Alternative uses (subject to planning)
- Ideal business opportunity



Set in a rural location, valuable freehold premises, previously used as a hotel and restaurant, now closed. With potential for either further development as commercial premises for which planning permission has been obtained for a further 20 bedrooms or alternatively other commercial or residential uses (subject to planning permission). Currently with a large restaurant, catering kitchen and well appointed living accommodation. Set in approximately 2.764 acres (1.19 hectares) the property also have extensive car parking and grounds

Reception Area 2.48m x 2.14m (8'2" x 7'0")

Ladies & gents toilet accommodation.

Restaurant Area 8.24m x 7.54m (27'0" x 24'9")

Covers for 60. Bar.

Catering Kitchen 3.48m x 6.17m (11'5" x 20'3")

Catering equipment available by negotiation & subject to an inventory.

Residential Accommodation

Entrance Hall

Lounge 4.10m x 5.90m (13'5" x 19'4")

York stone fireplace



Separate Dining Room 3.77m x 2.42m (12'4" x 7'11")

Cupboard under stairs

Cloakroom

With wash hand basin, low flush w.c., Worcester gas fired central heating boiler.

Conservatory 3.73m x 3.06m (12'3" x 10'0")

French windows to garden

Utility Room 2.36m x 3.57m (7'9" x 11'9")

With tiled walls, staff cloakroom & separate w.c., with wash hand basin, low flush w.c.,

Side Hall 3.73m x 1.80m (12'3" x 5'11")

Utility Area

With plumbing for an automatic washing machine

Stairs to first floor landing

Airing Cupboard

With immersion heater

Bedroom One 3.81, x 3.60m (12'6" x 11'10")

Fitted wardrobes & dresser

Bedroom Two 3.39m x 3.63m (11'1" x 11'11")

Bedroom Three 3.46m x 2.99m (11'4" x 9'10")

Bathroom 1.64m x 2.85m (5'5" x 9'4")

Triton T70 shower, pedestal wash basin, low flush w.c., tiled walls

Detached Garage 5.74m x 5.85m (18'10" x 19'2")

With up & over door & pedestrian door.

Outside

There is an extensive car parking area & laid out gardens, including patio approached from the conservatory. Lawned & laid out gardens & established orchard, in all amounting to approximately 1.119 hectares (2.764 acres)



Tenure & Possession

Freehold with vacant possession upon completion.

Fixtures & Fittings

Trade fixtures & fittings are available by negotiation & will be subject to an inventory.

Services

Mains water & electricity. Private drainage system. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Rateable Value

The property is currently listed with a rateable value of £5,500.

Viewing

Strictly by appointment with Doolittle & Dalley 01562 821600

Reference: jea.rld.28.04.15

Money Laundering Regulation 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

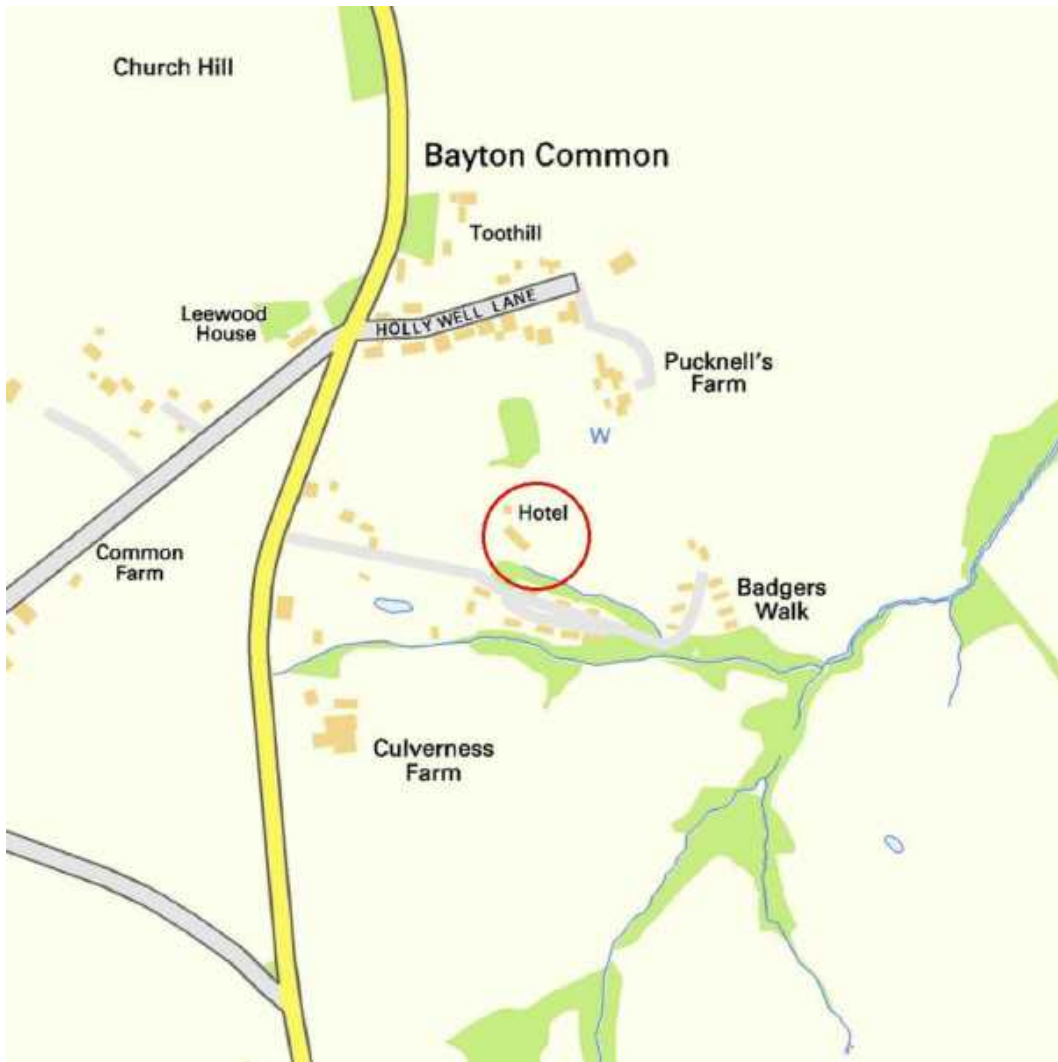
Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to

Valuations Advice for Prospective Purchasers

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.



Energy Performance Certificate HM Government

Non-Domestic Building

Badgers Walk Country Hotel
Pool Lane
Clows Top
KIDDERMINSTER
DY14 9NT

Certificate Reference Number:
0940-0034-7029-5094-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

100

This is how energy efficient the building is.

Technical Information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 248
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 259.38

Benchmarks

Buildings similar to this one could have ratings as follows:

38

If newly built

101

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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