



Castle Dene, Castle Dene, DH3 4HE
Detached
£180,000 PLUS VAT

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An excellent opportunity to acquire The Smiths Arms public house with the potential to convert in to a residence, or alternatively to purchase as a public house. The listed price of £180,000 is subject to VAT. If buying the pub, the fixture and fittings are for sale via a separate negotiation.

The properties are currently in for pre-application, and the cost of the land is to be sold without planning permission. Permission can be sought, but this will increase the purchase price.

The site in question is made up of two pieces of land. The first is broadly square on a 45deg angle and is currently occupied by The Smiths Arms Pub. The property is a 2 storey red brick, pitched slate roof building. The property benefits from a high eaves line and well proportioned windows. There are low quality outbuildings to the rear (north) of the property. The remainder of the site forms the pub car park and is covered in tarmac. The second areas of land, is a smaller area to the north west, separated from the main area by an access road. This is half covered in woodland, and half cleared. This is initially flat and then slopes dramatically to the road to the west.

The site is located in Castle Dene which is a small hamlet on the outskirts of Chester-le-Street and therefore offers good access to schools, amenities, recreational facilities and motoring links, including the A1(M) highway which provides access to many of the regions major towns and cities including Durham, Gateshead, Newcastle-upon-Tyne, Sunderland and Darlington. Building properties here should prove exceptionally popular and we would therefore strongly recommend early enquiry.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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