



**The Crown Inn, Main Road, Higham, Alferton, Derbyshire DE55 6EH**

## **Residential Development**

- ▶ **Planning Granted for 6 dwellings**
- ▶ **3 x new build and conversion of pub to terrace of 3 houses**
- ▶ **Situated within 0.5 acres**
- ▶ **Popular village**

For enquiries and viewings please contact:



**Chris Wright**  
07974 663063  
[cwright@innes-england.com](mailto:cwright@innes-england.com)



**Victoria Leeming**  
01332 362244  
[vleeming@innes-england.com](mailto:vleeming@innes-england.com)

## Location

Higham is a picturesque and popular commuter village in the North East Derbyshire District, located 8 miles north of Belper and 8 miles south of Chesterfield. The village is close to the Peak District and benefits from excellent road links; the A61 is just 0.2 miles north and J28 of the M1 lies just 6.5 miles to the east.

The premises are situated in the centre of the village on Main Road.

## Description

This semi-detached building previously traded as a "free from tie" Pub Restaurant with two well-appointed trading areas; a 'tap room' and family dining area with carvery (c70 covers). These are situated either side of a bar. To the rear of the trading area are WCs, a commercial kitchen, food prep, cool room, office and store.

The first floor is separately accessed and, until recently, provided ten en-suite lettable bedrooms and store. Three bedrooms have been stripped out with the intention of creating a flat.

To the lower ground floor is a cellar with barrel drop.

## Accommodation

	Hectares	Acres
Ground Floor	266.3	2,866
First Floor	131.8	1,419
Basement	16.4	177
<b>Total</b>	<b>0.2</b>	<b>0.5</b>

The pub measurements are quoted on a NIA in accordance with the RICS Property Measurement First Edition.

## Services

We understand all mains services including Three Phase are connected to the property.

## Planning

We understand the premises are Grade II listed and has consent for A4 (Drinking Establishment). The site also benefits from;

Ref. 19/00649/FL listed building consent for conversion of the pub to 3 dwellings including demolition of extensions.

Ref. 19/00648/FL pair of semi-detached dwellings within the car park.

Ref. 19/00647/FL 3 bed detached dwelling on land to the rear of the car park.

Further details and confirmation should be sought from the Local Planning Authority at North East Derbyshire District Council  
OR contact Mitchell Proctor Architects - email  
architects@mitchellproctor.co.uk

## Tenure

The property is available to buy with vacant possession.

## Business Rates

The property is currently listed as a Public House and Premises and has a rateable value of £27,750. Source: VOA

## Price

£650,000.

## VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises has an EPC assessment of: C (67)

## Information Pack

Details of the scheme are available from the agent or Local Planning Authority. We understand the proposed houses to comprise;

### Pub Conversion

Plot 1 3 bed end terrace - 109 sq m ( 1,173 sq ft)

Plot 2 3 bed mid terrace - 138 sq m ( 1,485 sq ft)

Plot 3 3 bed end terrace - 109 sq m (1,173 sq ft)

Plot 4 3 semi detached house - 84 sq m ( 904 sq ft)

Plot 5 3 semi detached house - 84 sq m ( 904 sq ft)

Plot 6 3 bed detached house - 159 sq m (1,712 sq ft)

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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