HILLS
PROPERTY CONSULTANTS

Greyhound Inn, The Slad, Popes Hill, Newnham
OIRO £430,000

Pub for sale | Freehold

At first glance

- Commercial
- Offers invited
- prime investment

In detail

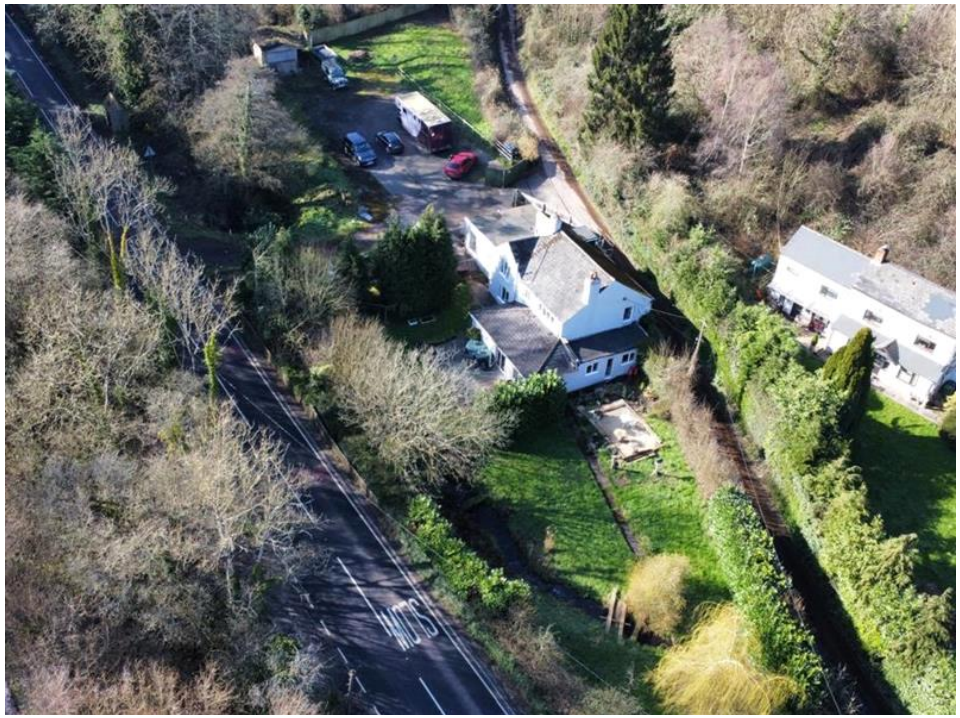
A rare opportunity to acquire a completely modernised pub with generous and well maintained accommodation above, circa 1 acre of grounds; to include pub gardens, large car park, stable block and situated within a popular and well connected semi-rural position.

This unique and rather iconic local property has been significantly modernised throughout by the current owners to include; a new central heating system, rewire, complete cosmetic enhancement throughout and reconfiguration.

The internal accommodation now provides a spacious and modern area comprising; entrance hall, large "L" reception room with bar and multi fuel stove, dining room, kitchen, cellar/utility room, storage/office and at first floor: four bedrooms (1 en-suite) and a bathroom. Externally, there is a large car park with dual access, detached gentleman's W/C block, detached stable block & garage, and large pub garden with atmospheric brook running through.

The property boarders Littledean Rd and New Rd and is situated within Popes Hill, which is renowned for its amazing views and peaceful setting. The property is close to the nearby village of Littledean which provides a good range of facilities, including; a village shop with Post Office, two public houses and chip shop. From Popes Hill, Gloucester, Cheltenham and Chepstow are easily accessible. The motorway connections from the area are excellent with the M4, M5 and M50 all within commuting distance.

Tenure: Freehold
with vacant possession.



Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Floor area
Total internal gross floor area: 221m2/2377sqft

Services
Mains electric water and broadband, Oil central heating. Septic drainage.

legal fees
Both parties bear their own legal costs.

Rates
Contract FODDC.

Outbuildings
WC block, garage and stables.

Viewings
Strictly by arrangement with Hills.

Town and Country *Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Total area: approx. 204.7 sq. metres (2203.1 sq. feet)

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Viewing by appointment only
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