



# The Light Dragoon

Ref: 5455533

34 Main Street, Etton, Beverley, HU17 7PQ

Freehold: £375,000 + VAT

Set on c. 0.8 acres of land

Affluent village location

3 dining areas, bar and kitchen

3 bed living accommodation

Destination country pub

Energy Rating D



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## Location

Etton is a village and civil parish in the East Riding of Yorkshire. It is situated approximately four miles (6 km) north-west of Beverley town centre and two miles (3.2 km) west of the village of Leconfield. One mile (1.6 km) to the south-east is Cherry Burton. To the west lie the hamlets of Kiplingcotes (three miles (5 km) away due west) and Gardham (one and a half miles (2.4 km) to the south-west). South Dalton lies one and a half miles to the north-west.

The village itself lies to the west of the B1248 road in its own shallow dale. The village's buildings are almost entirely situated either side of Main Street. Along this street lie both the village pub and the parish church of St Mary.

The civil parish is formed by the village of Etton and part of the hamlet of Kiplingcotes. According to the 2011 UK Census, Etton parish had a population of 277.

The average house price of a detached property in Etton according to Rightmove is £535,000 based on sales data of the last five years.



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## Description

Situated in the affluent Hamlet of Etton, The Light Dragoon is a former local pub that has been closed since 2019. The site extends to approximately 0.8. The property is in need of renovation and currently comprises of three large dining areas, a kitchen, bar and then living accommodation to the upper floors. There is a car park to the front and side providing parking for approximately 20 vehicles. The property is in a conservation area and is listed as an asset of community value.

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## Tenure

Freehold with Vacant Possession

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## VAT

Please note that VAT will be payable on the purchase price at the prevailing rate.

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## The Opportunity

The Light Dragoon offers any prospective purchaser the chance to take on a large and impressive pub building, on a substantial plot, in an affluent area. The property lends itself largely to a food operation with the potential for pods or extra living accommodation to the back of the car park overlooking the fields (subject to the relevant permissions).

Alternatively the area to the rear of the car park could be used for children's play area and the pub could become a family destination.

With some renovations the property could lend itself to be an investment opportunity and be leased out.

Any local brewery also wanting to set up there could use this as an opportunity to set up locally in a fantastic location.





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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Alex Rex

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Leeds



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