



Auction Guide £450,000  
The Red Lion, Myddle, Shrewsbury

johnamos  
& co



## Myddle, Shrewsbury

\* SOLD FOR £430,000 \* A superb opportunity to acquire the freehold site (0.89 acres) of The Red Lion, Myddle; a former Grade II listed Public House and Restaurant in the heart of a popular and busy village, on a main trade route between Shrewsbury and Ellesmere. The property more particularly comprises bar area, lounge area, restaurant, large cruck beam function room, commercial kitchen and prep rooms and owners three bedrooms accommodation. The Red Lion also boasts large car parking facilities, outbuildings and the benefit of planning for one of two four bed detached dwellings in the former rear garden.

FOR SALE BY PUBLIC AUCTION ON THURSDAY 6TH JUNE 2013 AT 6PM AT LUCTONIANS SPORTS CLUB, KINGSLAND HR6 9SB.

### The Area

A thriving village community of around 1,200 residents, Myddle village lies in the heart of the Shropshire Countryside, almost halfway between Ellesmere and Shrewsbury. The village itself is well served with, regular buses Monday to Saturday to Ellesmere and Shrewsbury, a primary school, village shop, church and castle.

The larger towns of Ellesmere and Shrewsbury provide extensive national transport links and further shopping and sporting opportunities. Myddle lies on a main commuter route and is a popular stop-off point being equidistant between it's two large population centres.



### The Property

The property is constructed partially of traditional half timber with brick panels and leaded windows and a part of heavy stone, with a slate roof and stands in a substantial area of car parking and garden, an additional paddock to the rear, which has the benefit of planning for a four bedroom new home. A space for a further plot which has had planning, but now has lapsed and two interesting stone outbuildings both with some potential subject to planning for extension.

The Red Lion has not functioned as a public house for the last 12 months.

### Entrance Porch

14'5" x 18'8" (4.40m x 5.70m) The entrance of the public house is via a Entrance Porch and into the main bar area with a fully fitted bar (pub fittings such as fridges, dishwasher, coolers are not included in the sale) and the bar area comprises of three sections. The first section houses the bar which is mounted on a brick and half timbered plinth with room for glasses, bottles, optic mountains and overhead glass storage and through to the

### Lounge Area

15'1" x 19'5" (4.60m x 5.92m) With a large brick lined Inglenook fireplace with open fire and hood, timbered beam above, steps up to the:

### Private Accommodation

24'0" x 19'5" (including fireplace and stairs) (7.32m x 5.92m (including fireplace and stairs)) This area is heavily beamed and leads through to a third area of bench seats (included) and an open fireplace with hood in a brick Inglenook with beam above.

From the side of the bar is a further:

### Eating Area

37'8" x 10'7" (11.49m x 3.22m) Ideal for additional dining with access directly into the bar and door through to the rear area with a separate pantry and door to:

### Refrigeration Store

8'6" x 10'9" (2.60m x 3.27m)

### Kitchen

29'2" x 6'7" (8.88m x 2.00m) With two separate doors to the rear of the property.





#### Utility Area

8'2" x 6'7" (2.50m x 2.00m) This area housing a Belfast sink with mixer taps over, dishwasher, washing machine and tumble dryer (equipment not included) and a further door to:

#### Preparation Area

16'3" x 15'11" (4.95m x 4.85m) With a further door back to the additional dining area.

A door from the corridor leads through to the WC area and also the door to the rear of the property:

#### Gents WC

With tiled floor, urinals and separate low flush WC cubicle, wash hand basin and door to the:

#### Ladies WC

With two cubicles and wash hand basin.

Stairs then rise to a:

#### Function Room

42'0" x 18'1" (12.79m x 5.51m) With separate bar and beamed ceiling fully vaulted with windows to the front and fire escape to the rear and separate door through to the:

#### Living Accommodation

Comprising of:

#### Bedroom One

11'9" x 15'4" (excluding built in wardrobes) (3.57m x 4.68m (excluding built in wardrobes)) Built in wardrobes surrounding the bedroom and further cupboard space and step going to:

#### Bathroom

With panelled bath with mixer taps over and Mira shower and shower curtain, low flush WC and wash hand basin in vanity unit, built in towel rail and door to:

#### Bedroom Two

9'7" x 9'0" (2.91m x 2.75m)

#### Living Room

19'5" x 19'3" (Max) (5.91m x 5.88m (Max)) With heavily beamed ceiling, brick fireplace and hearth, panelled radiators and door through to:

#### Rear Corridor

With door back to the bar area.

#### Office / Bedroom Four

9'5" x 7'6" (2.87m x 2.29m)

#### Bedroom Three

11'5" x 14'9" (3.47m x 4.49m)

The property is bounded by a stream to the Eastern side and outbuildings include a:

#### Attic Room

Steps up and room for storage.





## Outside

### Former Horse Shed

16'1" x 19'0" (4.90m x 5.78m) With stone and slate roof with ladder to loft above. The two storey part with three side doors and a further:

### Single Storey Lean To

7'0" x 18'11" (2.14m x 5.77m) In three partitions including the former Dog Kennel, Garden Room and Tack Room.

### Garden Room & Log Store

A single storey, heavy stone and slate roof with an attached log store of similar construction.

## Building Plot

To the rear of the property is a further lawned area and also lawns running up to the paddock area which planning has previously been granted for two large building plots and associated garaging, one of the plots has lapsed however the foundations have been laid for the other which has validated the planning. A letter from the Council confirming work has started is available.

## Contents

Contents are not included but can be available if purchased by separate negotiation after the sale of the property if so required.



## Services

Mains electricity, mains gas, mains water.

## Viewing Arrangements

To arrange a viewing please contact our Leominster Office on 01568 610310

## Method of Sale

The Red Lion will be sold by PUBLIC AUCTION (unless sold prior) at 6pm on Thursday 6th June 2013 at Luctonians Sports Club, Kingsland HR6 9SB. A 10% deposit will be payable upon the fall of the hammer and the remaining payment will be payable upon completion which is scheduled for 28 days thereafter.

Full contracts and legal documentation will be available from the Agents and Vendors Solicitors office for seven days prior to auction. Purchasers will be deemed to bid on this information whether or not this has been inspected. In order to comply with anti-money laundering legislation all persons intending to bid for the property at the auction should bring with them their passport/driving licence or other means of identification together with details of funding.

## Solicitor

Terry Jones Solicitors - Abbey House, Abbey Foregate, Shrewsbury SY2 6BH - Mr Geoff Parry - 01743 285888





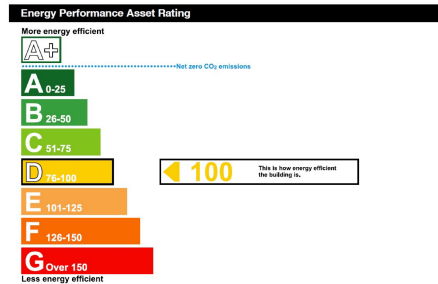
**VIEW OF BUILDING PLOTS**



## Directions (SY4 3RP)

From the A5 North take the Ellesmere signposts onto the A528 Ellesmere Road at Bomere Heath, turn left signposted to Ellesmere immediately after the Premier Inn, take the left hand turn into the village of Myddle just after Hillcrest Garage.

## EPC



## Agent's Contact

### Rural Office

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Myddle, Shrewsbury

## Red Lion First



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## Red Lion Ground

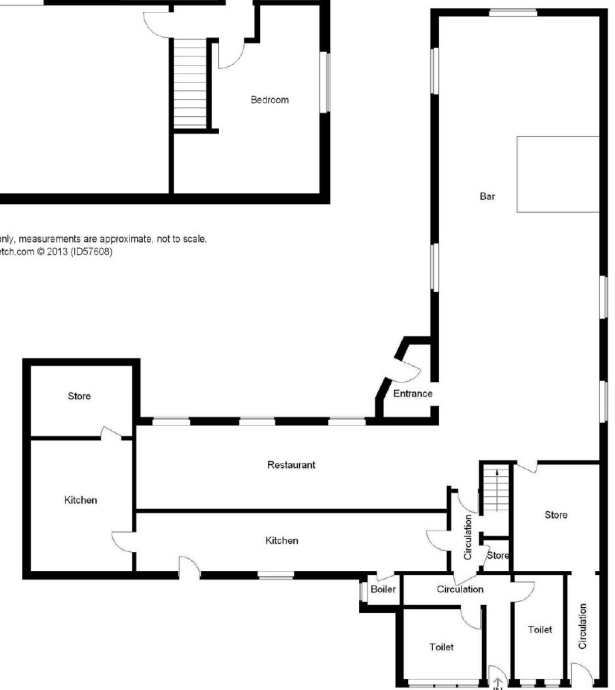


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## IMPORTANT NOTICE

These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchaser should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. AUCTION PROPERTIES: Please note that the guide price represents the Sellers minimum price expectation. The Seller will agree a reserve price with the Auctioneer, which can be higher or lower than the Guide Price. This reserve is normally agreed on the day of the auction and is confidential. Details prepared April 2013