



Three Cranes

1 Loddington Road, Great Cransley, Kettering, Northamptonshire NN14 1PY

Freehold Offers Over £300,000

- 18th century public house and restaurant
- Five double bedroom accommodation
- Main bar and garden room/restaurant
- Commercial kitchen and basement cellar
- Car park and enclosed, lawned trade garden
- Only pub in the village of Great Cransley

Ref: 95738

01522 500059

east@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Three Cranes is situated in the sought after Northamptonshire village and conservation area of Great Cransley, located 3 miles southwest of Kettering, 7 miles north of Wellingborough, 10 miles southeast of Market Harborough. It sits less than 1 mile north of the A43, which stretches from the M40 motorway near Ardley in Oxfordshire to Stamford in Lincolnshire.

Great Cransley benefits from landmarks and amenities which include a village hall, children's playground and an Anglican church dedicated to St Andrew. The adjacent village of Broughton includes a primary school, post office and a 24 hour convenience store. The nearby town of Kettering allows for larger shopping outlets, supermarkets and fuel stations.

The Three Cranes, which dates back to 1700's, occupies a three-storey link-detached stone building with slate tile roof. The property benefits from being located on the junction of Loddington Road and Church Lane where it is the only public house in the village.

TRADE AREAS

ENTRANCE PORCH which provides access to the open plan MAIN BAR benefitting from approximate seating for 26, wooden flooring, open brick feature fireplace, exposed feature ceiling beams, wooden main bar servery.

GARDEN ROOM/RESTAURANT with approximate seating for 12, wooden flooring and exposed feature stone walls.

LADIES, GENTLEMEN'S AND DISABLED TOILETS with baby changing facilities.

INNER HALL providing access to a storage area and the fully fitted COMMERCIAL KITCHEN as well as stairs to the first floor accommodation.

BASEMENT CELLAR benefitting from an external barrel drop.

OWNERS ACCOMMODATION

(In need of cosmetic refurbishment)

Located at first and second floor level, comprising:

- THREE DOUBLE BEDROOMS, one of which includes an en suite shower
- LOUNGE
- BATHROOM
- BOILER CUPBOARD.

Second floor, comprising:

- TWO DOUBLE ROOMS
- OFFICE/LANDING
- SHOWER ROOM

EXTERNAL

Enclosed and laid to lawn TRADE GARDEN with mature trees and approximate bench seating for 60.

Private CAR PARK with space for five vehicles and a right of way allowing access to the adjacent dwelling 1A Loddington Road. On street parking upon the adjacent Loddington Road and Church Lane.

Inset OUTBUILDING currently utilised as a store room.

THE BUSINESS

Our clients have owned the Three Cranes since January 2023 and during this time have made in the region of £50,000 worth of improvements. They are currently operating the premises as a lifestyle business, predominantly as a drinks-led community public house.

Accounting information will be made available to serious applicants following a formal viewing.

OVERAGE

The purchase will be subject to an overage agreement which was put in place prior to the current ownership. The overage expires on 5th January 2033 during which time an uplift value of 25% will apply.



TENURE & PRICE

FREEHOLD OFFERS OVER £300,000 to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the retail of alcohol:

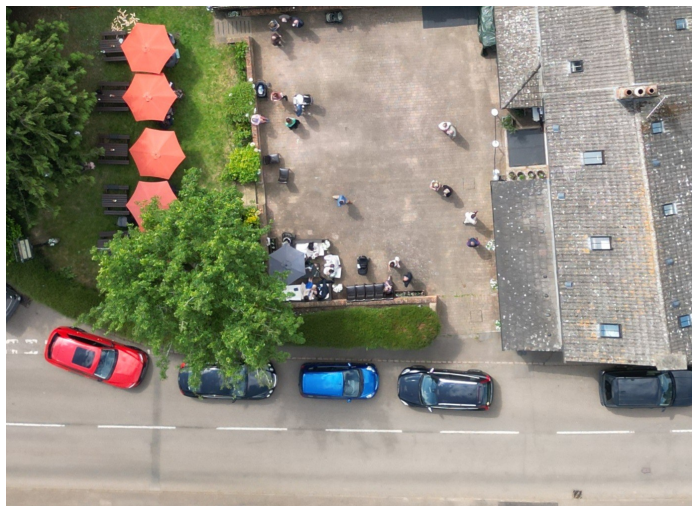
Wednesday to Sunday: 12:00—23:00

SERVICES

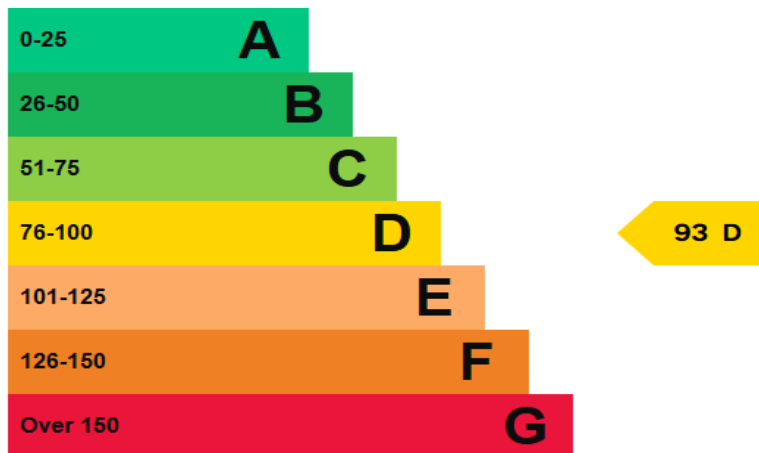
Mains water, electricity and drainage are connected.

Local Authority: North Northamptonshire Council

Rateable value as at 01 April 2023 to date: £6,100



Map Data @ Google



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 0250-5929-0406-6430-0010

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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