



The Duke William, Church Street, Haxey DN9 2HY

- Former Motel comprising Public Bar and Restaurant •
- 15 En-Suite Motel Rooms •
- Managers accommodation • With expansion and re-development potential •

Haxey is a thriving village community with good local amenities only 3 miles from the historic small country town of Epworth, 13 miles from Doncaster main line Railway Station, 8 miles from Doncaster/Sheffield International Airport, 6 miles from M180 Junction 2 (and access to Motorway network, M18, M62, M1 and A1) and in easy reach of Humber Ports, Hull, York, Lincoln, Sheffield, Leeds etc.

ACCOMMODATION

Ground Floor

Entrance
Lounge Bar
Public Bar
Pool Room
Dedicated Dining Room (space for 70 covers)
Commercial Kitchen
Dry store, beer cellar, bottle store

1st Floor

Managers Apartment comprising:-

Large landing
Lounge
Study/office
Domestic kitchen/diner
Utility room
Bed 1
Bed 2
Bed 3
Family bath/shower room

OUTSIDE

- The site extends to about $\frac{3}{4}$ acre (0.3 ha) with prominent frontage to Church Street and extending to Northside at the rear.
- Road side parking
- Vehicular access to Patrons Carpark (30+ spaces)
- Outdoor dining terrace, patio area, lawn, beer garden and children's play area.
- Purpose built B+B (15 En-Suite Letting Rooms (including 1 with disabled access))
- Stores
- Laundry

SERVICES

All mains services connected
Fire and intruder alarm systems
CCTV monitoring
Gas central heating

PLANNING for residential redevelopment. There is a planning history of applications for residential development of the site being recommended for approval at Planning Office level but being refused at Planning Committee (see PA/2020/1354 and PA/2021/240)

LOCAL AUTHORITY

North Lincolnshire Council

BUSINESS RATES

Rateable Value £11,600

COUNCIL TAX

Band B (managers apartment)

TENURE

Freehold





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