

FOR SALE FREEHOLD – GUIDE PRICE: £595,000 + VAT
CRISPIN INN, CHURCH STREET, ASHOVER, DERBYSHIRE,
S45 0AB



- Charming, historic public house and restaurant set within the heart of the picturesque village of Ashover
- Sits on a plot size of c. 0.28 acres, with a ground floor GEA of c. 3,200 sq.ft
- Separate large barn to the rear potentially suitable for conversion to residential accommodation
- Likely to be of interest to local, regional and national licensed leisure operators

Location

Ashover is a highly desirable, picturesque rural village in the north east Derbyshire district, situated in the Amber Valley, at the eastern edge of the Peak District. It is positioned ideally between Matlock and Chesterfield.

The Crispin Inn is located in the heart of the village on Church Street, adjacent to All Saints' Church. The property sits within a predominantly residential setting, close to local amenities including village shops, Ashover primary school and Ashover Parish Hall and Cricket Club. The village is well served with regular bus services connecting to Chesterfield and Matlock. The surrounding area benefits from steady local footfall and proximity to nearby walking routes and visitor attractions.

Property Description

Grade II listed, part-rendered, two-storey traditional detached public house of stone construction beneath a pitched slate roof.

A single storey extension to the rear of the main building links with the two-storey outbuilding. The outbuilding is currently used for storage but has potential to be converted into accommodation or function room space, subject to the necessary consents.

Sits on a plot size amounting to circa 0.28 of an acre.

Accommodation

The ground floor is set around a central bar servery with a main public bar providing for drinking and informal dining. Linked to the main bar is a more formal dining space, accommodating c. 45 covers. There is scope to separate off the rear of the dining room for small private functions.

All areas are fitted out to a high standard.

To the rear of the main bar is a small lean to conservatory extension, providing additional drinking space for c. 10.

Ancillary accommodation includes; two sets of WCs serving both the bar and restaurant area, large commercial kitchen, store room and basement cellarage.

The first floor boasts; 5 double bedrooms, office, lounge, kitchen, two bathrooms and a separate W/C.

There is external seating to both the front and rear of the building for c. 40 covers, along with on street parking to the front and additional parking in the court yard to the rear.

Tenure

Freehold. The property is held under Title Number DY241518 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed and within the Ashover Village conservation area. For further information please contact the local authority.

<https://www.ne-derbyshire.gov.uk/planning-and-local-plan>

Services

We are advised that the property is connected to all mains services, but any buyers should rely on their own enquiries.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £16,000 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



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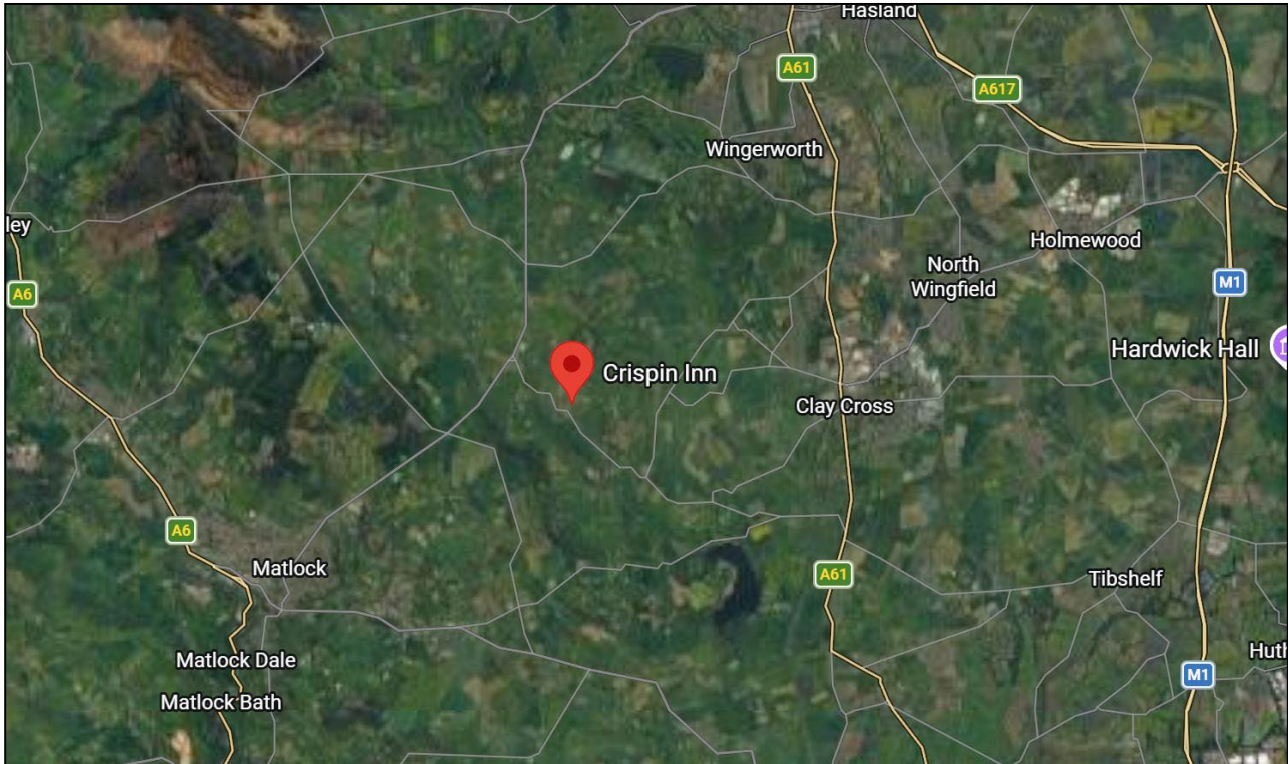


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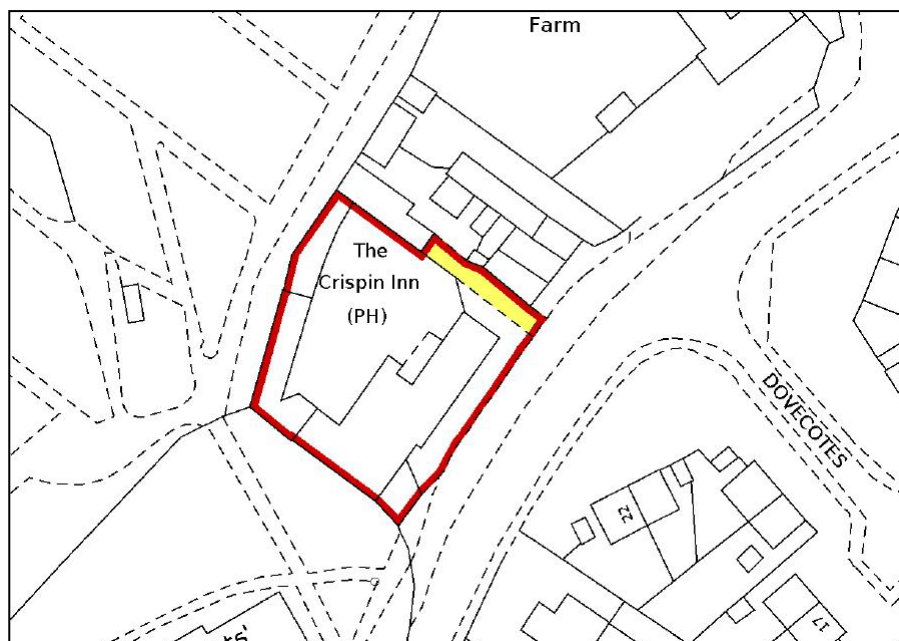


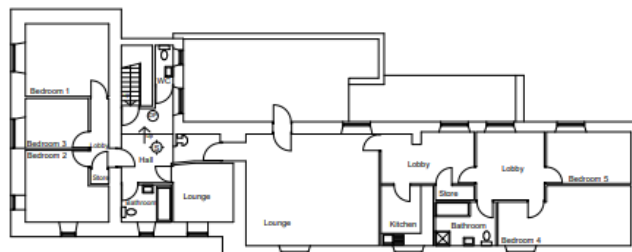


Location Plan

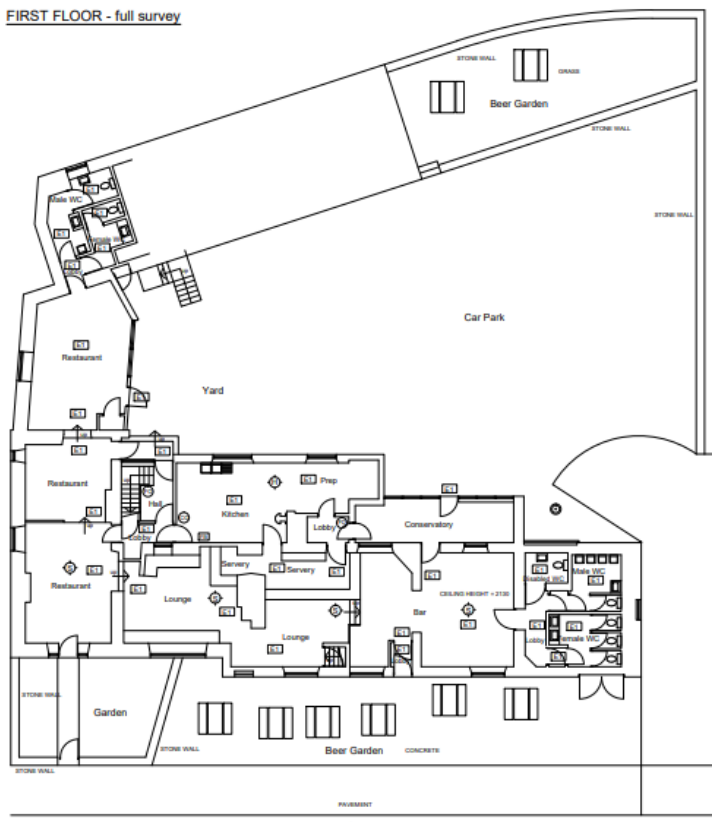


Site Plan





FIRST FLOOR - full survey



GROUND FLOOR - full survey

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Our Services & Offices

