



The former Malting House Pub

*66 High Street, Stoke Goldington,
Newport Pagnall
Buckinghamshire
MK16 8NR*

*Freehold: £625,000
Leasehold: Nil premium
Annual Rent: £32,000*

Ref: 3858263



DESCRIPTION

A character two storey property dating back to the 18th Century, constructed from part brick and part stone. Set in its own grounds with a separate barn to the rear and ample parking, the property also benefits from a relatively large garden.

The property has been extensively improved and modernised by the existing owners, it is currently closed but has maintained its decorative order. Following the closure of the pub, the property was used as a showroom for an interior design business with a usage class B2, but there is a range of potential uses for a new owner, including conversion to a stunning residential property.

LOCATION

The former Malting House pub is located in the picturesque village of Stoke Goldington in the borough of Milton Keynes. It is located four miles north west of Newport Pagnell, ten miles north of Milton Keynes and 11 miles south east of Northampton.

THE OPPORTUNITY

Stoke Goldington is an affluent area that is well connected to several larger towns. The property would suit a range of business opportunities or conversion to a wonderful family home (STPP).

TENURE

Also available to lease to a suitable operator. Nil premium and requesting offers on an annual rent. Remaining lease terms negotiable.



KEY HIGHLIGHTS

- Former pub then office - now closed
- Suitable for a range of uses STPP
- Large plot with ample parking and garden
- Detached property with separate rear barn
- GIA 2350 sq ft - current usage class B1
- Positive response on residential pre app received

INTERNAL DETAILS

The property boasts a number of original features including exposed beams and two fireplaces. The downstairs is well maintained with new carpeting, storage and newly installed bathrooms and a kitchen.

The upstairs of the property is largely untouched and needs modernisation but consists of three bedrooms, a kitchen and a bathroom.

EXTERNAL DETAILS

Rear lawned garden, decked area at rear and car park (circa 12 spaces).

Contained within the car park at the rear is a large barn currently used for storage. This area could be converted to a range of uses or linked to the main property as part of a large residential conversion.

FIXTURES & FITTINGS

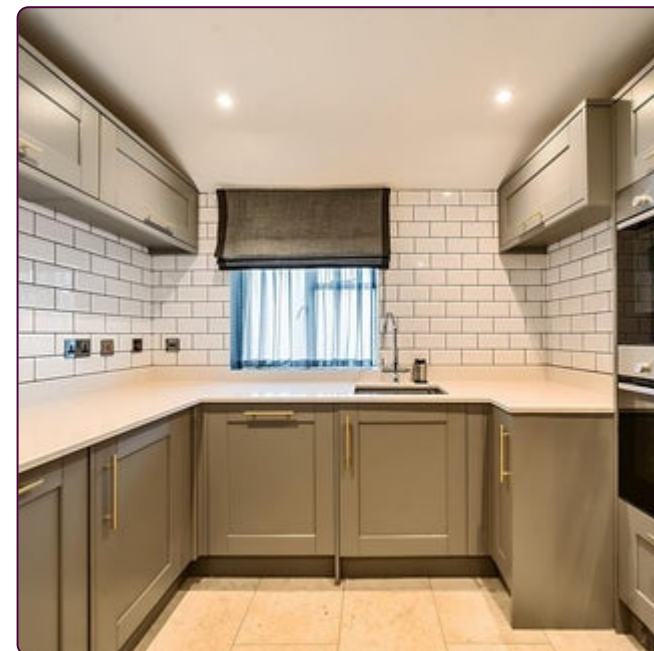
Sold as seen, no inventory will be provided.

BUSINESS RATES

Rateable value of £16,750 (payable is c.half of this amount)

REGULATORY

Lapsed premises licence







High Street, Stoke Goldington, Newport Pagnell, MK16



Approximate Area = 2341 sq ft / 217.4 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 2350 sq ft / 218.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1103721



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CONTACT

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CONTACT

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



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