

Character Rural PH/Restaurant with rooms Freehold - For Sale



Long established rural village Inn
with attractive bar dining and
bedroom facilities

Characterful property dating from
the 19th Century attractively
presented throughout

Approx. 0.22Ha/0.54A incl. large
car park and beer garden (adj.
Wainstalls Cricket Club)

Possible development potential
(subject to planning)

Guide Price: £450,000 (offers)

The Crossroads Inn, Mount Tabor Road,
Wainstalls, Halifax HX2 7TB

First Floor, 35 The Grove, Ilkley, LS29 9NJ
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Location & Description

These are long established public house premises - a substantial destination site for a regular clientele drawn from a wide area with a reputation for quality catering and accommodation.

Trade areas comprise a large BAR AREA (accessed via the main entrance from the car park) having long/heavy timber servery counter plus tables and seating, open at the front to three separate further seating/DINING AREAS (one with feature fireplace) – approx 90 covers in total. A well-equipped CATERING KITCHEN (external access to the side for deliveries) is supplemented by a PREP AREA (with walk in cold room) and servery area adjoining the bar.

The accommodation includes 7 LETTING BEDROOMS (5 double, 1 twin and 1 family - all with en-suite facilities) having access both from the trade area and externally and with 3 bed licensees PRIVATE QUARTERS in addition.

The large site affords extensive PARKING (marked for 26 cars) plus a large grassed BEER GARDEN to the side.

Wainstalls is a popular rural community approx 3 miles North West of Halifax, the property standing in open countryside with distant views, all a short distance from the main A629 road. The sale of this site represents a rare opportunity to acquire a property/business of this character, enjoying a superb location, with significant potential.

Summary of Accommodation

ENTRANCE from car park via LOBBY with accessible WC off. BAR/DINING AREAS 14.0 x 9.3m plus 6.6 x 4.5m to include seating/DINING AREAS to front (approx. 90 covers in total). All attractively presented and furnished throughout, the layout affording accommodation of private parties and functions.

Catering KITCHEN 4.2 x 4.2 m o/all with lined walls, extraction and extensive catering equipment; PREP AREA 3.0 x 2.6m o/all incl walk-in cold room. Delivery door to side. LADIES & GENTS toilets (at first floor) . BEER CELLAR 9.0 x 3.0m (Lower Ground Floor - loading via drop to front). 6 LETTING BEDROOMS (4 Double at Ground Floor, 2 Double, 1 Twin, and 1 Family to the First Floor) all with ensuite facilities. Licensees PRIVATE ACCOMMODATION: (with access from either the trade area or externally at the front via LOBBY: SITTING ROOM 5.5 x 4.5m; KITCHEN 2.9 x 2.5m (both Max) with fitted units; 3 BEDROOMS 4.6 x 4.6m, 4.3 x 3.8m and 3.7 x 3.5m (both max).

EXTERNALLY: CAR PARK (marked for 26 cars). Large BEER GARDEN to side. Garage/store.

Furnishings & Equipment

The premises are sold largely as seen to include valuable trade furniture and equipment (Licensees' private effects excluded). *Note: The vendors reserve the right to remove items prior to exchange of contracts for a sale.*

Floor Areas (Approx)	Sq.m	Sq.ft
Ground Floor	220.0	2368
First Floor	215.0	2314
TOTAL	435.0	4682

Current Website

<https://www.thecrossroadsinn.co.uk/>

Tenure

Freehold. Vacant Possession on completion.

VAT

VAT is applicable to the sale.

EPC

B (43)

Planning

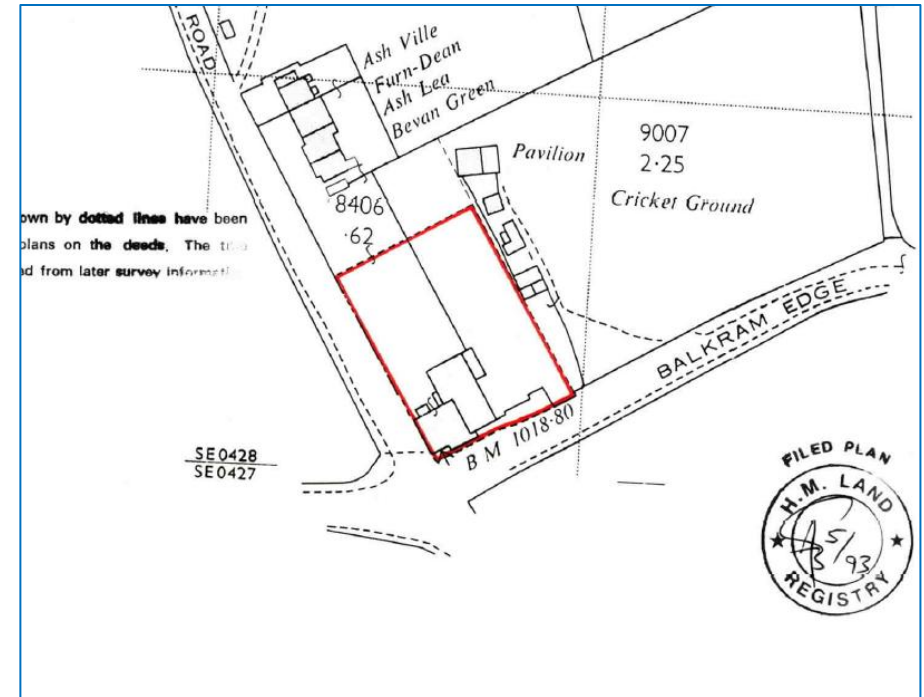
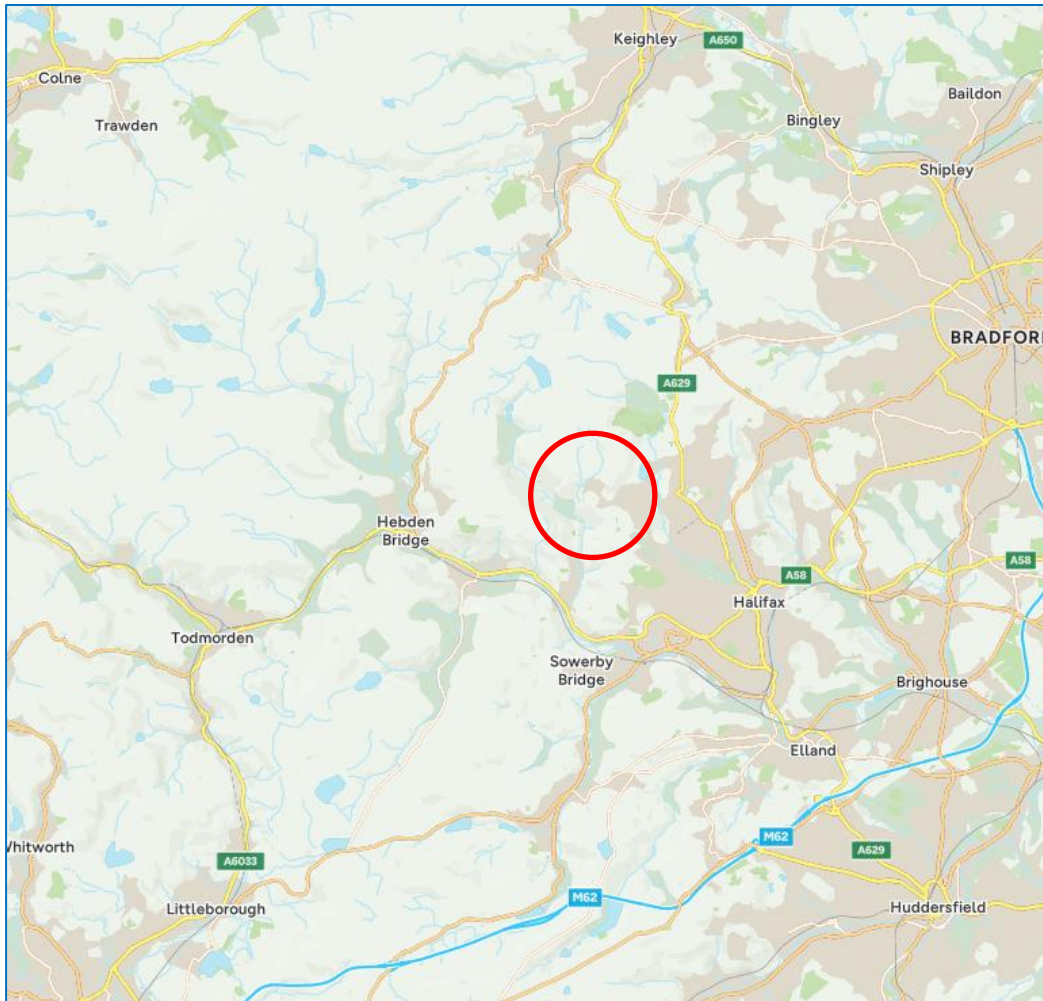
The property is not listed or in a Conservation Area.

Interested parties should make their own enquiries to confirm the foregoing and other matters generally via Calderdale Council Planning Office (01422 288001).

Anti-Money Laundering (AML)

In accordance with anti-money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





Site Plan – For Identification Only

Guide Price

£450,000
(offers invited)

Rateable Value

The property is
currently assessed at
RV £22,000

Viewing

Strictly by arrangement with the sole agents
- (Ref: Alastair McDowell)

E: Alastair@atkinsonassoc.co.uk

M: 07889 719536

T: 01943 666955

Date of preparation 29.07.26



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