

Mundys COMMERCIAL

The Nags Head

1 Abbey Road, Bardney, Lincoln, LN3 5XA

Guide Price £325,000
Freehold Public House with Residential Accommodation

We are pleased to offer this Freehold Public House, which is fully equipped and offered with Vacant Possession to include a substantial three bedroomed apartment above. The property also has the benefit of Planning Permission to convert the ground floor accommodation into two further self-contained residential apartments, as shown on the plans within this marketing literature. Being fully equipped, the property is however, ideally suited to a Purchaser looking to run their own bar/restaurant within this popular, expanding village. The property also has the benefit of having a car park to the side and beer garden area to the rear.





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SERVICES
Mains drainage, gas, electricity and water are all understood to be connected. A gas fired central heating system is installed serving radiators throughout the ground and first floor accommodation.

EPC Rating - C

TENURE
The property is available on a Freehold basis with Vacant Possession.

VIEWINGS
By prior appointment through Mundys.

LOCATION
The property is located centrally within Bardney Village, with Abbey Road being at the junction of Station Road, Horncastle Road and Wragby Road. The property is located opposite The Old Angel Inn and within close proximity of the Lincolnshire Coop Food Store.









ACCOMMODATION

The ground floor public house/retail accommodation has access to the front and rear, with accommodation comprising; two large seating areas, together with a bar area and ancillary public male/female and disabled access compliant WC facilities. The ground floor accommodation also incorporates a catering kitchen and preparation area. The ground floor area extends to 137.4 sq.m (1,479 sq.ft).

Alternatively, the Planning Permission that has been granted provides for two self-contained two bedroomed apartments. Full details are available via West Lindsey District Council's Planning Portal, Application Number: WL/2026/00565

The first floor accommodation is accessed via two separate stairwells and has living accommodation comprising a lounge, kitchen, three bedrooms, bathroom and separate WC compartment. The first floor area extends to 98 sq.m (1,056 sq.ft).

BUSINESS RATES & COUNCIL TAX

The ground floor premises currently have a Rateable Value of £7,000 and the first floor living accommodation has a Council Tax Band Rating of 'A'.

In the event that the property is continued to be occupied as a public house/restaurant, it is likely that the occupier will benefit from 100% Small Business Rates Relief. Applicants should make their own enquiries with the Valuation Office.

VAT

VAT is payable on the purchase price.

PLANNING

Planning Permission has been granted to change the use of the ground floor public house/restaurant area into two self-contained two bedroomed apartments. The Planning Consent was granted by West Lindsey District Council in August 2026. Application Number: WL/2026/00565.

NOTE

Some of the external photographs contained within our advertising have been digitally enhanced and are for illustration purposes only.

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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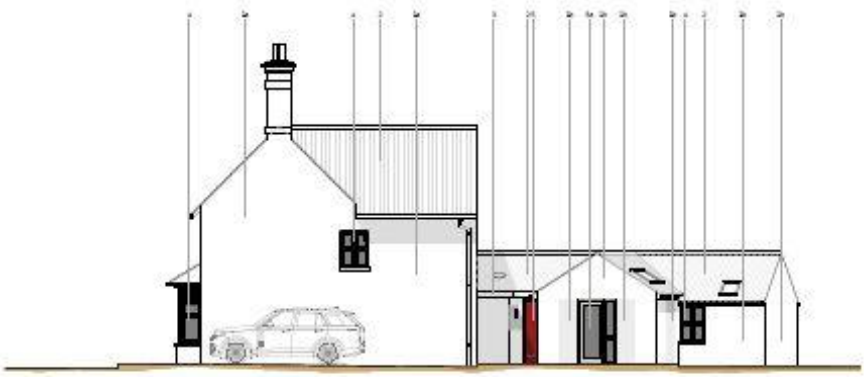




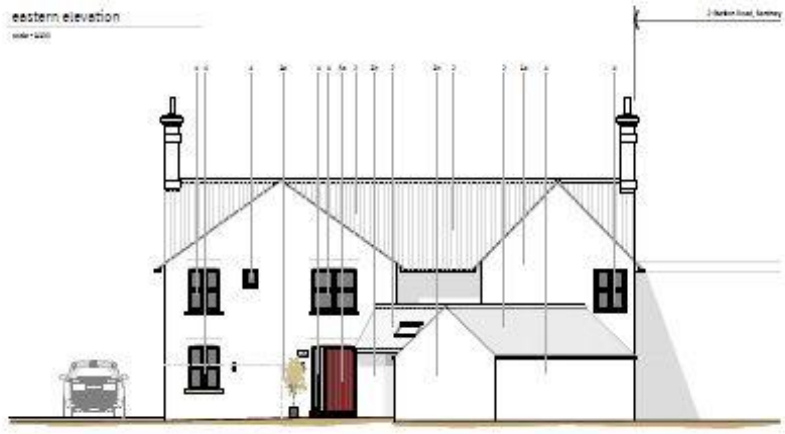
PROPOSED ELEVATIONS



northern elevation



eastern elevation



southern elevation

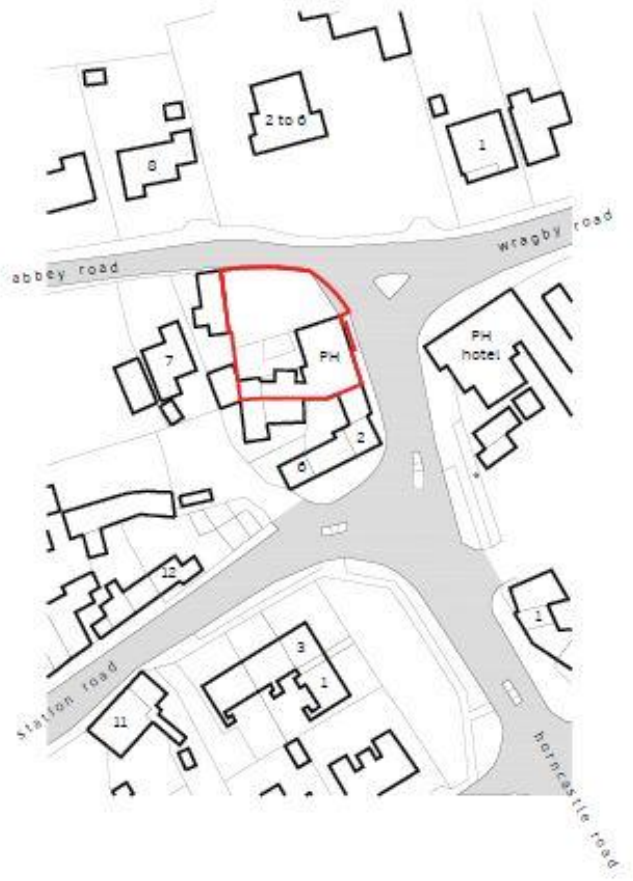
PROPOSED FLOOR PLAN



PROPOSED SITE PLAN



SITE LOCATION



EXISTING FLOOR PLAN



