



**Bulls Head Little Hallam Hill
, Ilkeston DE7 4LY**

Guide Price £325,000 Freehold

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AN INTERESTING OPPORTUNITY HAS ARISEN TO PURCHASE A FORMER PUBLIC HOUSE WITH PLANNING PERMISSION GRANTED TO EXTEND AND RE-DEVELOP INTO A 10 BEDROOM BED AND BREAKFAST.

This landmark period building, formerly The Bulls Head, was until it closed possibly the oldest public house in Ilkeston and dates back to the late 1700's. Situated on a highly visual position on the A6096 on the junction with Quarry Hill Road, a mainly residential suburb on the outskirts of the market town of Ilkeston, the centre being approx ½ mile away.

This opportunity forms part of a larger development which is now complete and provides for five residential town houses situated to the north of the site which have independent access from Little Hallam Hill.

The proposed planning will provide for a fully functioning sizable bed and breakfast with lounge and bar area as well as a breakfast or dining room with commercial kitchen and public conveniences. Each of the 10 double bedrooms will have an en-suite shower room and have accommodation over three floors. Ample parking space will be provided and also a courtyard style beer garden.

Whilst planning permission is currently passed for a 10 bedroom bed and breakfast, this substantial building could also be refurbished and re-developed and continue with its existing use as a public house or possibly, subject to change of use, either other commercial uses such as a day nursery, business hub etc. or again subject to planning permission and change of use into a residential dwelling.

As previously mentioned The Bulls Head lies within the market town of Ilkeston within the borough of Erewash and is a busy town with a variety of complementary services and a bed and breakfast will be suitable for both business travellers and leisure as there is open countryside and attractive Derbyshire villages such as Stanton by Dale and Dale Abbey close by as well as large centres of employment and business parks within new development which are currently in planning at Stanton iron works which is within a mile of the site. There are nearby cities of Derby and Nottingham and J25 of the M1 motorway is within easy reach as is East Midlands Airport.

For further information please contact Paul Sweeney on 0115 949 0044 or email paul.sweeney@robertellis.co.uk



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