

Cross Keys Inn

Corsley, Lyes Green, Corsley, BA12 7PB

COOPER
AND
TANNER



Freehold For Sale £425,000

Cross Keys Inn

Lyes Green

Corsley

Warminster

BA12 7PB

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Description

Cross Keys Inn offers a superb redevelopment opportunity to acquire a rural public house with huge scope for a variety of potential uses, subject to necessary consents. Last ran as a community pub with a focus on wet trade.

The principal internal accommodation comprises of two bar areas, games room (with access to owners accommodation), customer WCs commercial kitchen with beer cellar and associated stores.

On the first floor there is a four bedroom managers/owners flat accessed via the pub area but could be separated out by providing access via the rear through the games room.

There is a separately accessed function room (skittle alley) at first floor level with its own bar and toilets. Offering scope for further living or letting accommodation.

The property is in need of improvement and offers scope for continued pub or restaurant use or redevelopment to alternative commercial or residential uses. Subject to necessary consents.

Externally, there is parking to the immediate front and a tarmac car park to the side. Formal raised lawn gardens to the rear and side.

Site area extends to **0.38 acres**.

Planning

Interested parties must satisfy themselves regarding previous or future planning matters. Not listed.

Location

Situated at Lye's Green, Corsley a small rural village between Frome and Warminster. Nearby local road network off the A362 leading to the A36 providing access to the A303 to the south and Bath to the north.

What3Words Location:

[///escorting.spite.stoppage](#)

Business Rates

A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £4,000 (2023 List). This is not the rates payable. Parties may benefit from relief from business rates and should make their own enquiries of the local billing authority.

Services

This property is on mains electricity and water, with private drainage and LPG heating.

Viewings

By appointment only via Cooper & Tanner.

VAT

We are advised that the property is elected for VAT at the standard rate.

EPC Rating

C/68

Disclaimer

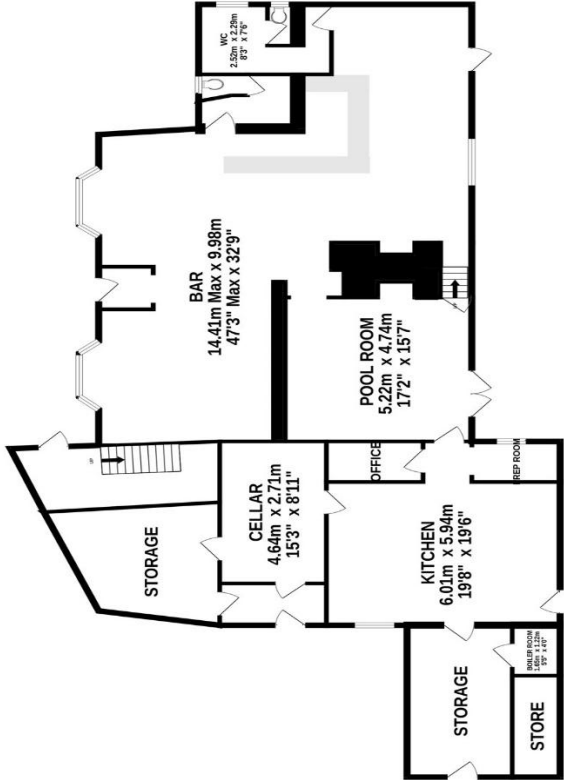
Please note that the dimensions are approximate and to be used as a guide only.

Overage

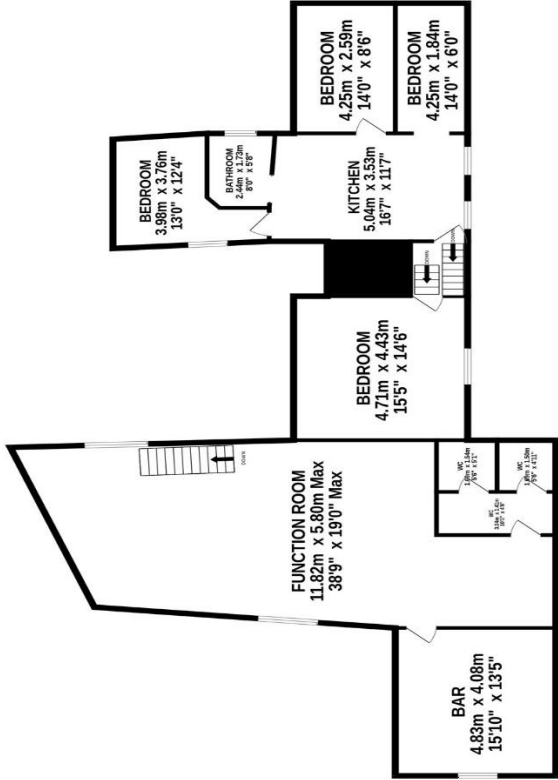
The Property is sold subject to an existing overage clause. Full details are available from the selling agent.

Indicative layout

GROUND FLOOR
217.1 sq.m. (2337 sq.ft.) approx.



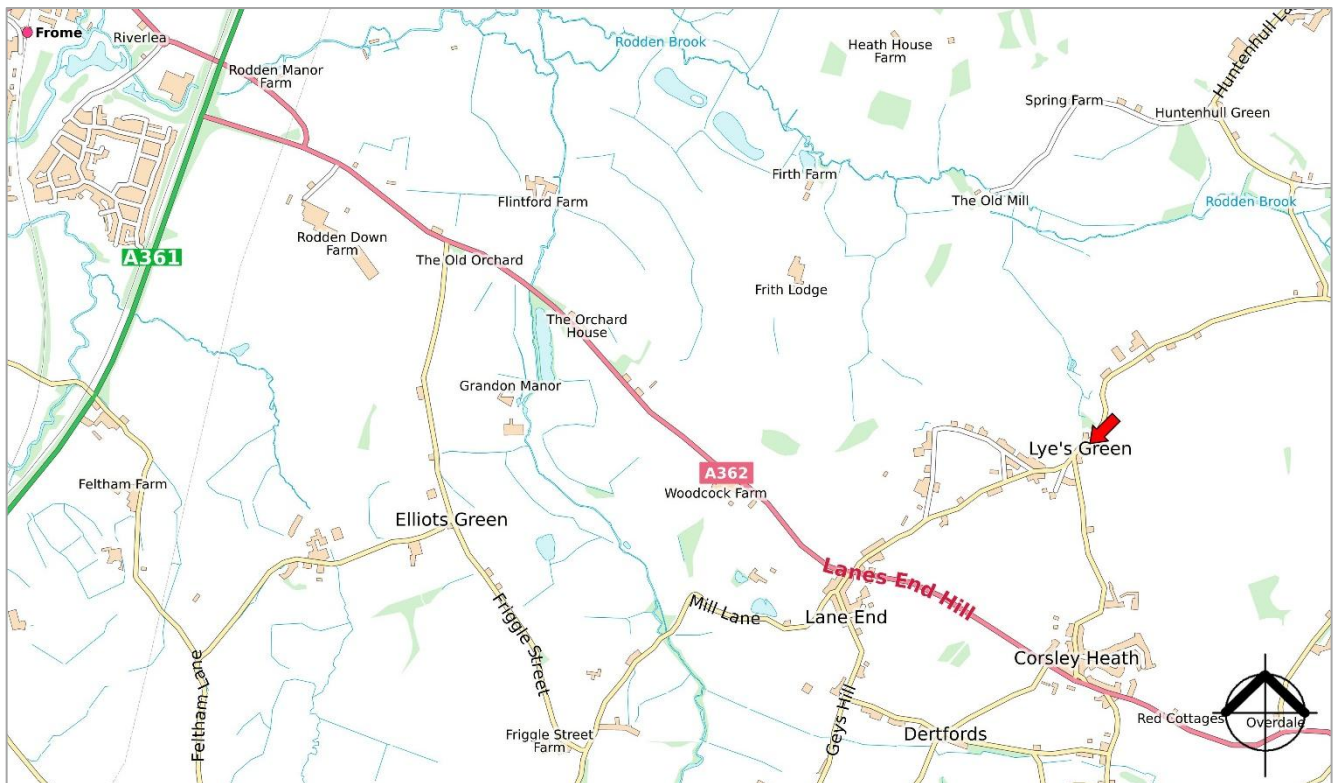
1ST FLOOR
168.8 sq.m. (1817 sq.ft.) approx.



TOTAL FLOOR AREA : 385.9 sq.m. (4154 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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