



 5
Bedrooms

 3
Bathrooms



JC Property are pleased to be offering For Sale, The Dog and Rat Public House situated on the B1207, which has served the village of Broughton in North Lincolnshire for many years, and is now available for sale offering a remarkable business and residential opportunity to any new owner.

Situated on a prominent roadside location within a well populated residential area, the Dog and Rat is for sale with an asking price of £275,000 and comes with full planning approval with a change of use from Public House to residential dwelling, converting to a four / five bedroom property, including demolition of existing outbuilding at The Dog & Rat, 128 High Street, Broughton, DN20 0JR. (Please see the attached plans).

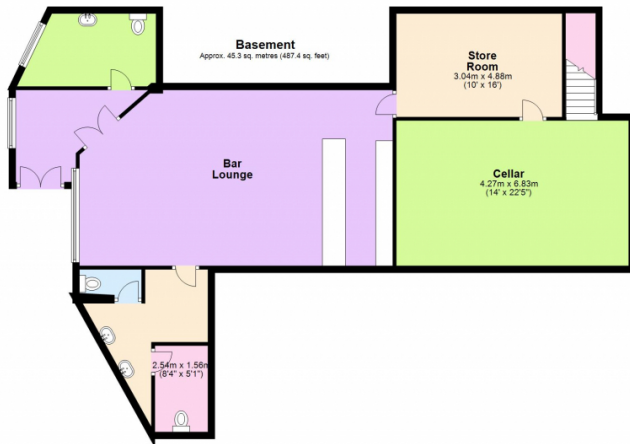
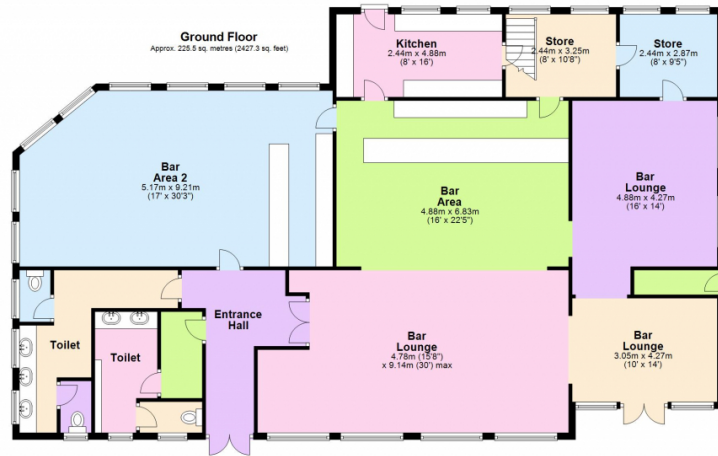
This traditional and spaciouly proportioned property offers various opportunities, with an extensive area for trading with three separate bar/serving areas to the ground floor and basement. Previously used as a lounge and bar, gaming area, these separate entities offer potential to be used as a full time dining experience whilst the additional basement bar with easy access offers an ideal opportunity to be used as specialist dining or as a very popular cocktail/tapas bar. There is currently a storage/staff area and kitchen to allow for a dining/eatery trade to resume. The first floor offers the owner accomodation comprising of kitchen, lounge, two double bedrooms, bathroom, separate w.c., storage and office space.

Externally the property allows service access to the rear, a beer garden to the side and a small private garden to the rear.

This is a remarkable business opportunity, and comes with full planning approval with a change of use from Public House to a Residential Dwelling, converting to a four / five bedroom property, and also includies the ability for demolition of existing outbuildings if required.

It is highly recomended to view the property to obtain the full potential and scale of possibilities for a conversion.

Contact JC Property to arrange a viewing on 01724 487297, or email sales@jc-property.co.uk



Total area: approx. 405.6 sq. metres (4366.2 sq. feet)



Energy Performance Certificate

Non-Domestic Building



128 High Street
Broughton
BRIGG
DN20 0JR

Certificate Reference Number:
9796-3024-0884-0000-0471

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 86 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	426
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	159.9
Primary energy use (kWh/m ² per year):	930.92

Benchmarks

Buildings similar to this one could have ratings as follows:

35	If newly built
101	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	DesignBuilder SBEM v5.0.3 using calculation engine SBEM v5.3.a.0
Property Reference:	764840290000
Assessor Name:	Kieran Patini
Assessor Number:	EES/021413
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Wensley & Lawz Ltd
Employer/Trading Address:	116 Walsgrave Road Coventry CV2 4ED
Issue Date:	17 May 2018
Valid Until:	16 May 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0070-0048-9849-6274-4002.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.