

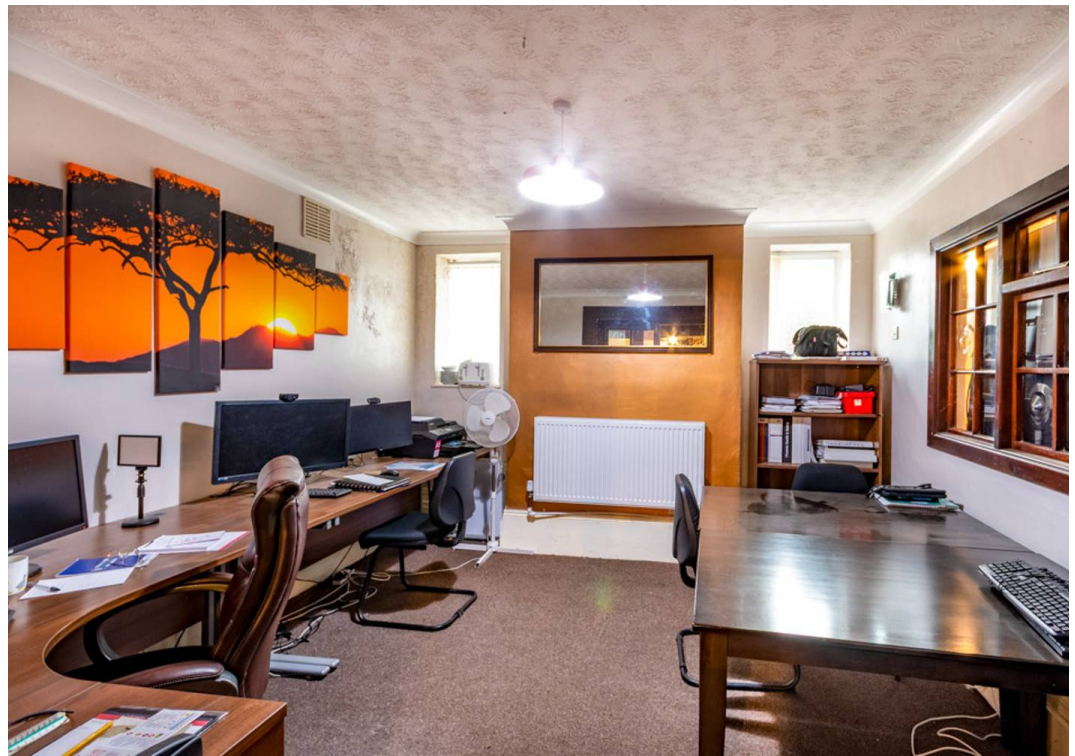


The Moth & Lantern, Cottam

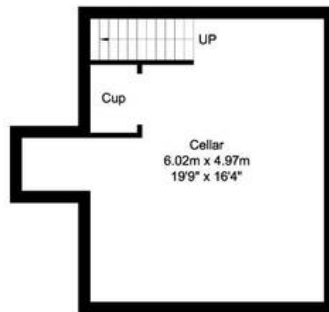
Offers in Region of £950,000

A great opportunity to acquire The Moth & Lantern, a traditional country pub, restaurant, and guesthouse. If successfully utilised as it was before closing its doors in 2019, The Moth & Lantern offers several income streams, to include a 30-cover restaurant, 80-cover public bar, a beer garden/ outdoor seating area, and a detached guesthouse benefitting from eight guest rooms. A THREE DOUBLE BEDROOM apartment is located to the first floor. The Moth & Lantern is close to West Burton Power Station, set to undergo a significant transformation into the UK's first fusion power plant. Furthermore, the current demand for housing, both for sale and let, presents a great opportunity to reconfigure the buildings into apartments/ housing of various sizes, subject to the necessary planning consents- Due diligence is encouraged. This unique opportunity is sure to appeal to anyone looking to build or grow a portfolio in the hospitality or development sector.

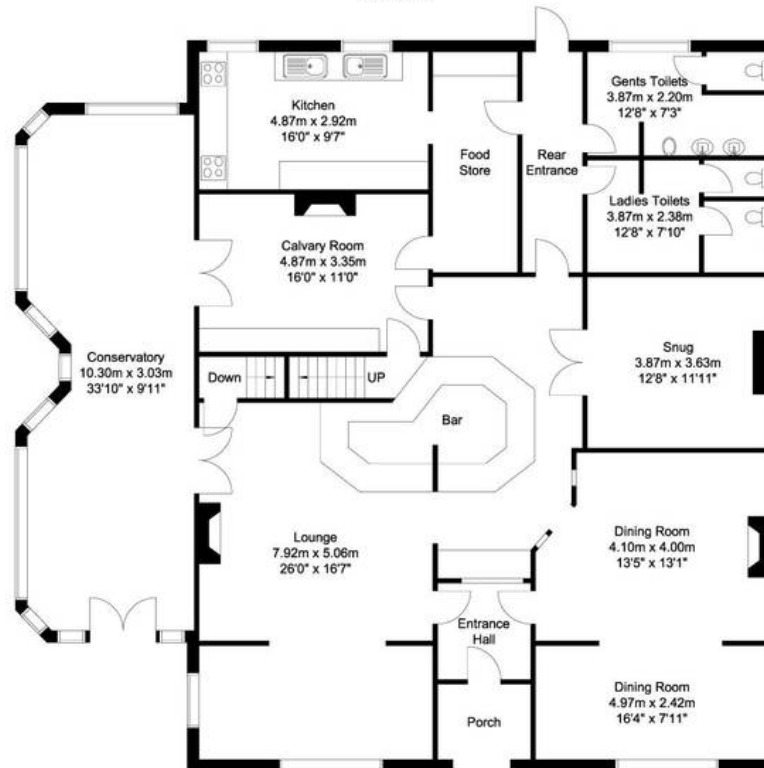




Basement
32 sq m/344.44 sq ft
Approx.



Ground Floor
221 sq m/2378.82 sq ft
Approx.



First Floor
111 sq m/1194.79 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

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- A Once Successful Country Pub, Restaurant, & Guesthouse whilst Trading
- Several Income Streams to Include a Restaurant, Bar, Beer Garden, & Eight Guest Rooms
- Existing THREE DOUBLE BEDROOM Apartment
- In Need of Some Refurbishment
- Extensive Gardens, Beer Garden/ Outdoor Seating Area, & Plentiful On-Site Parking
- 24-Hour Premises Licence
- Space & Infrastructure to Convert & Redevelop- Subject to the Necessary Planning Consents
- Ideal for Those Wishing to Pursue or Expand Their Portfolio in the Hospitality or Development Sector
- VAT: No VAT Chargeable on the Final Sale Price
- Legal Costs: Each Party to Pay Their Own

Council Tax band: TBD

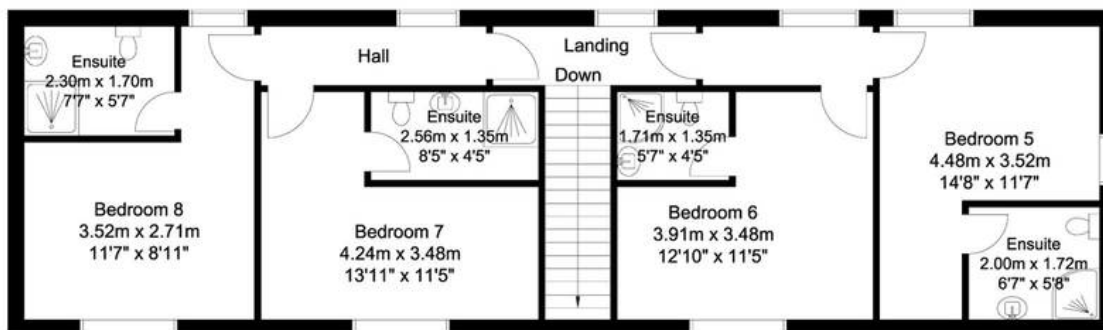
Tenure: Freehold

EPC Energy Efficiency Rating: C

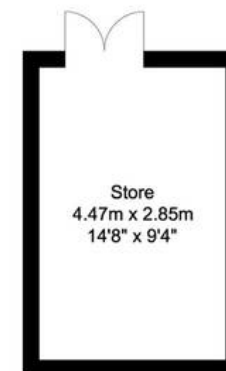




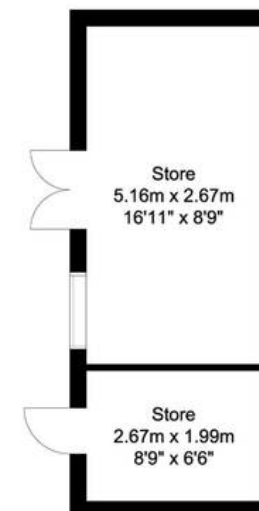
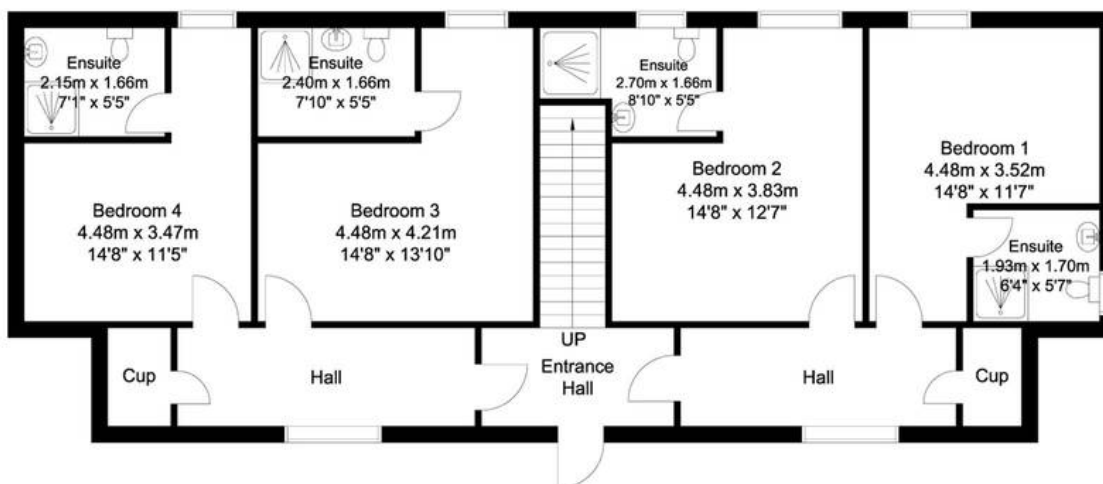
First Floor
74 sq m/796.52 sq ft
Approx.



Outbuildings
32 sq m/344.44 sq ft
Approx.



Ground Floor
96 sq m/1033.33 sq ft
Approx.



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