



## Labour In Vain

Yarnfield, Stone, Staffordshire, ST15 0NJ

Traditional Freehold Pub in Affluent Staffordshire Village nr Stone.



## Key Features

- Public House and development site - Car park has planning consent for 3 dwellings.
- Only pub in affluent Staffordshire Village. The site area is approx. 0.503 acres.
- Opportunity to establish quality Village "all rounder" with local and food trade.
- The property is listed as an Asset of Community Value.

## Location

The public house lies in the centre of the affluent Staffordshire village of Yarnfield within 3 miles of Stone and Eccleshall. Yarnfield has a population of 1453 (2011 Census). Swynnerton MOD training Camp is within 1 mile as are the adjoining Brookside Business Park and Cold Meece Trading Estate. Yarnfield is a dormitory village for the Potteries, Stafford and the Birmingham conurbation.

## Description

The property is of traditional mainly 2 storey brick and tile construction with rendered elevations with similar extensions to the side and rear. A beer patio and trade garden lie immediately adjoining the side and rear. A car park providing 20 spaces is located adjacent. The whole site is available as one lot or alternatively the pub shown edged red on plan and the car park which has outline planning consent for 3 houses shown edged in blue are available separately.

[Google Street View](#)

[View Virtual Tour](#)

**Labour In Vain**

Yarnfield, Stone, Staffordshire, ST15 0NJ For Sale Freehold £349,950

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## Accommodation

**Ground Floor:** Lounge with servery, exposed stone fireplace with wood burner, various seating alcoves, (seating for circa 40) adjoining restaurant (50 covers), public bar with servery, perimeter seating, exposed stone fireplace with wood burner (seating for 30), large catering kitchen and wash up. Ladies and Gentlemen's customer lavatories. The footprint of the building is circa 3900 sq. ft. (Nimbus Maps). **First Floor:** The private quarters comprise three bedrooms, lounge, hallway/office, bathroom, kitchen and bathroom.

## Tenure

The property shown edged red and blue on the plans is held freehold and will be made available with the benefit of vacant possession. The property is listed as an Asset of Community Value.

## Services

All mains services are connected to the property.

## Licences

The property holds a Premises Licence.

## Town and Country Planning

The property is not listed nor within a conservation area. The car park has outline planning consent for 3 dwellings.

## Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

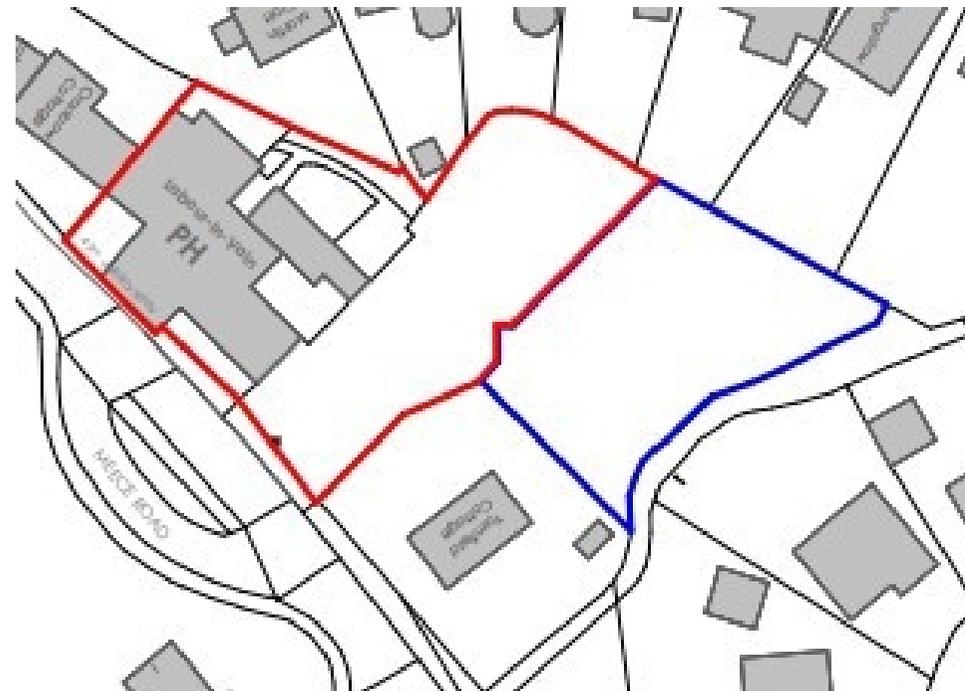
## Development Potential

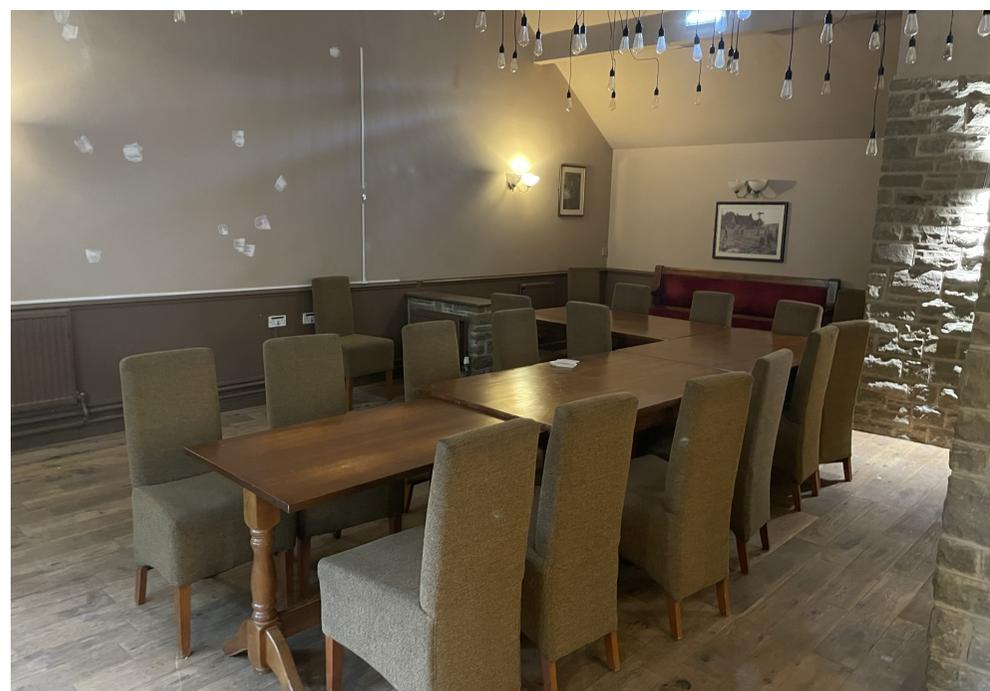
Part of the car park shown blue on the plan opposite has Outline Planning Consent for 3 dwellings.

The outline planning consent indicates that a right of way from Yarnfield Lane to the land edged blue is to be reserved over the pub and rights to lay services in favour of the adjoining development site will also be reserved.

In addition, there will be an obligation on the developer to mark out the proposed parking arrangements on the retained pub in line with the plans submitted within the planning application i.e. for 20 cars and to a specification to be agreed.

There will also be an obligation to maintain the layout of the car park as shown on the plans to comply with the terms of the Outline Planning consent.

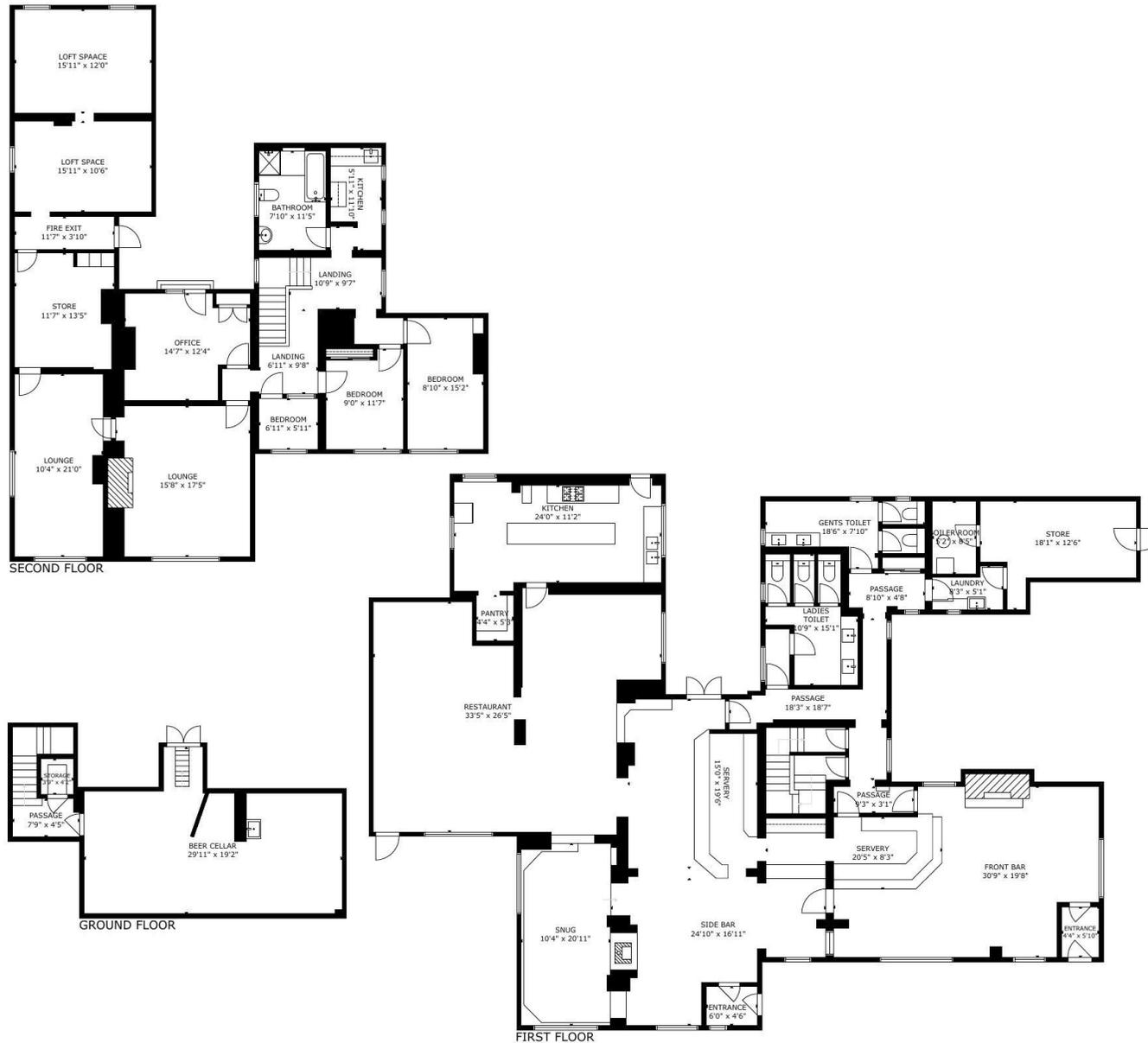




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GROSS INTERNAL AREA  
 TOTAL: 567 m<sup>2</sup>/6,108 sq.ft  
 GROUND FLOOR: 50 m<sup>2</sup>/536 sq.ft, FIRST FLOOR: 332 m<sup>2</sup>/3,576 sq.ft, SECOND FLOOR: 185 m<sup>2</sup>/1,996 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## Business Rates

The Rateable Value is £30,000 with effect from April 2026.

## EPC

An EPC will be made available to inspect. The property has an EPC rating of Band E.

## Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

## Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Matthew Phillips**

0121 353 2757 or [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

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