



For Sale

£695,000

Blue Anchor Inn, Fraddon, St. Columb, Cornwall TR9 6LS

1.7 Acres
(0.69 Hectares)

Summary

- Detached Public House
- Public bar and restaurant (56)
- Beer garden and children's play area
- 4 bedroom accommodation
- Planning permission for 5x residential properties
- Available as a whole or in two lots

Location:

The Blue Anchor is situated in the village of Fraddon which is near the A30 in mid-Cornwall. Fraddon lies about seven miles from Newquay and eight miles from St Austell, whilst the A30 itself is about two miles to the East. St. Columb Road is the nearest Railway Station with St Austell providing the nearest mainline. Newquay Airport lies approximately seven miles to the North West. As a location there are good transport links, due to its mid county position which can be promoted to grow the business.

Fraddon is a village which has grown significantly in recent years and now provides a number of reasonable facilities for its population, including the subject site. Near to Fraddon is the Kingsley Village complex which provides petrol station, McDonalds drive through and restaurant, Premier Inn and Cookhouse, plus a retail

hub anchored by Marks and Spencer. The nearest public houses to the subject site are the Penhale Round (adjacent to the Premier Inn) and The London Inn, Summercourt.

Description:

The Blue Anchor Inn comprises a detached two storey public house with ground floor trade areas and first floor living accommodation. The property has been extended to the rear by way of a single storey construction with flat roof. Immediately to the side and rear of the venue there is a trade patio and two-tier beer garden with children play equipment on the upper level. To the rear of the site is a large, unmarked customer car park, detached single garage/store and an area utilised for basic camper and motor van accommodation (no electric hook up) and a wooded area.

Planning has been passed and commenced for the erection of 5 dwellings within the rear car park with 4 hook up pitches for caravans/campers, 2 electric charging points and formalisation of the car park for 40 spaces.

Please view the site [here](#)

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Dual customer entrances to public bar which is L shaped and provides 61.98sqm(658sft) trade area with wooden bar servery, space for two pool tables and 24 covers. Slate style flooring and attractive double door wood burner (not tested). Two steps down to dining area. Access to gents and accessible WCs. Exposed ceiling beams. To the rear of the bar is the beer cellar (6.5m x 3.2m) with double door delivery access to rear. Restaurant (10.6m x 3.9m) with separate customer entrance and space for 32 covers.

Access to inner hallway with ladies WCs, access to kitchen and upper floor.

Kitchen (4.2m x 3.7m plus 2.7m x 1.9m). L shaped with two recessed full height stores. Extraction (not tested). Rear access door.

The first floor provides for landing with access to Lounge (4.6m x 4.1m), double bedroom (4.3m x 4m), office (3.2m x 2.4m), double bedroom (not inspected), double bedroom (3.5m x 3.1m), double bedroom (3.7m x 3.3m), bathroom and separate WC.

Immediately to the side and rear of the venue there is a trade patio and two-tier beer garden with children play equipment on the upper level which overall can accommodate 50 covers. Stone storage barn. Customer parking for 40 vehicles in addition to raised lawned area for camping and woodland to rear. Inner yard for deliveries and useful storage room (4.6m x 2.9m plus recess).

The current planning includes the demolition of the single garage/store and the development land can be separated from the existing title if required.

Approx	sq m	sq ft
Total	0.69	1.7

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C(63)

Planning:

Sui Generis pub use. The property is mentioned on the Cornwall and Scilly Historical Environment Record.

Planning granted for 5 dwellings, formalisation of the customer car park, 4 electric hook ups and 2 electric charger points under reference PA22/11455. Confirmation of commencement of works.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,600. Subject to the buyers situation this may qualify for small business rates relief. Council tax band A.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Freehold with vacant possession. Available as a whole guide price of £695,000.

Lot 1 Blue Anchor Inn, trade areas and car park guide £575,000.

Lot 2 development land guide £210,000.

The property has been run as an investment and as such no trading accounts are available and this is reflected in the pricing. The sale price will include the trade inventory (list to be provided during sale process). Offers must include proof of purchaser, their funding position and solicitor details.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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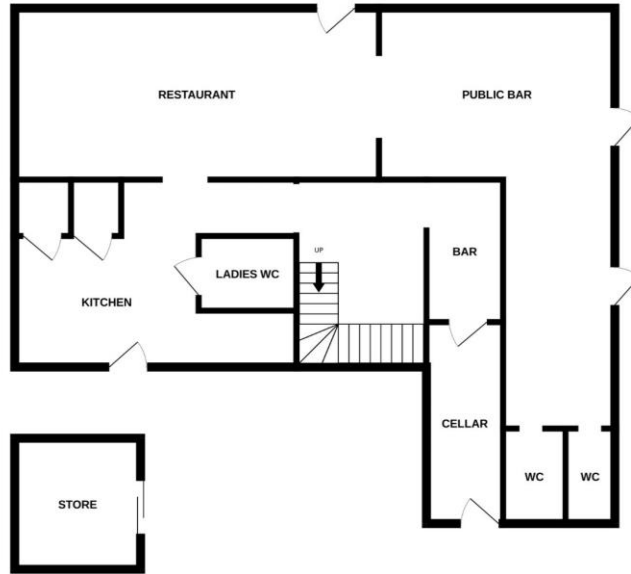
Walsingham House, Newham Quay

Truro TR1 2DP

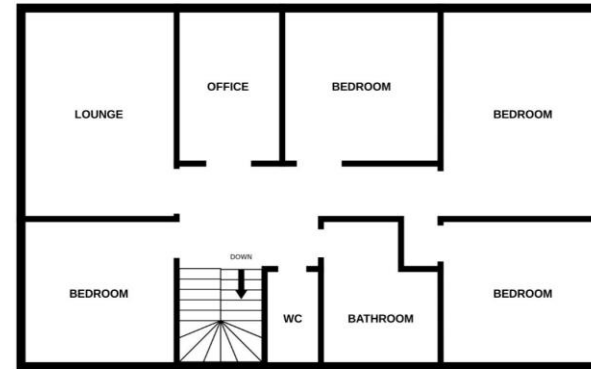


Floor Plan

GROUND FLOOR



1ST FLOOR



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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