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FREEHOLD PUB FOR SALE
GREAT NOTLEY, BRAINTREE, ESSEX



GREEN DRAGON, LONDON ROAD, GREAT NOTLEY, BRAINTREE, ESSEX, CM77 8QN

- Fronts prominent roadside position on the edge of busy market town and ring road
- Traditional public house with period character features
- Large beer garden and on-site parking for 35 vehicles
- Additional land available via separate negotiations (edged blue on below site plan)
- Total gross internal area of approx. 455 sq m (4,885 sq ft).

FREEHOLD WITH VACANT POSSESSION
GUIDE PRICE £650,000 (+VAT IF APPLICABLE)
SUBJECT TO CONTRACT - Sole Selling Agent
COUNF318

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Location - Link to Street View

The property occupies a prominent position fronting London Road in the village of Black Notley, approximately three kilometres (two miles) south of Braintree. The property benefits from a semi-rural setting while enjoying excellent connectivity to nearby towns and transport links. Braintree town centre and its Station lie approximately 3 ¾ kilometres (2 ¼ miles) to the north east, with the A120 arterial route junction with A131 situated circa 2 ½ kilometres (1 ½ miles) to the north which provides direct access to Braintree, Stansted Airport, and the M11 motorway. The surrounding area comprises a mix of residential housing and open farmland / countryside, providing an attractive trading environment with a strong local and destination customer base.

Description

The pub is part two-storey/part three-storey, detached building and of traditional brick and timber-frame construction, set beneath a pitched tiled roof. The building displays classic period character, with part rendered elevations.

The ground floor provides a well-presented customer trading area, arranged around a bar servery in two sections with separate zones for drinking and dining. The interior retains many original features, including exposed beams, brick fireplaces, and timber flooring, creating a warm and inviting atmosphere. There is a mezzanine overspill dining area. Approximately 100 covers. Ancillary accommodation includes a commercial trade kitchen, cellar, customer wc's, and ancillary storage areas. The first floor provides residential accommodation which comprises two bedrooms with two additional bedrooms within the second floor. Externally, the property benefits from an attractive beer garden in addition to customer car parking for 35 vehicles.

The property has the following approximate gross internal floor areas (floor plans provided below):-

Ground Floor:	274 sq m (2,954 sq ft)
First Floor:	117 sq m (1,259 sq ft)
Second Floor:	33 sq m (350 sq ft)
Basement:	26 sq m (279 sq ft)
Total:	450 sq m (4,844 sq ft)

Nimbus measurements:

Building Footprint	396 sq m (4,270 sq ft)
Site Area	3,255 sq m (35,025 sq ft) or 0.8 or an acre

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is understood to be connected to all mains services.

Licensing

Permitted to sell alcohol from 11:00am until 12:30am Monday to Thursday, from 11:00am until 1:00am Friday and Saturday and from 10:00am until Midnight Sunday.

Planning

The property is Grade II listed but does not lie within a conservation area.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £52,000 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £650,000** - VAT may be payable in addition. Additional land edged in blue on the below site plan is available via separate negotiations.

EPC - Link to EPC - Energy Rating C

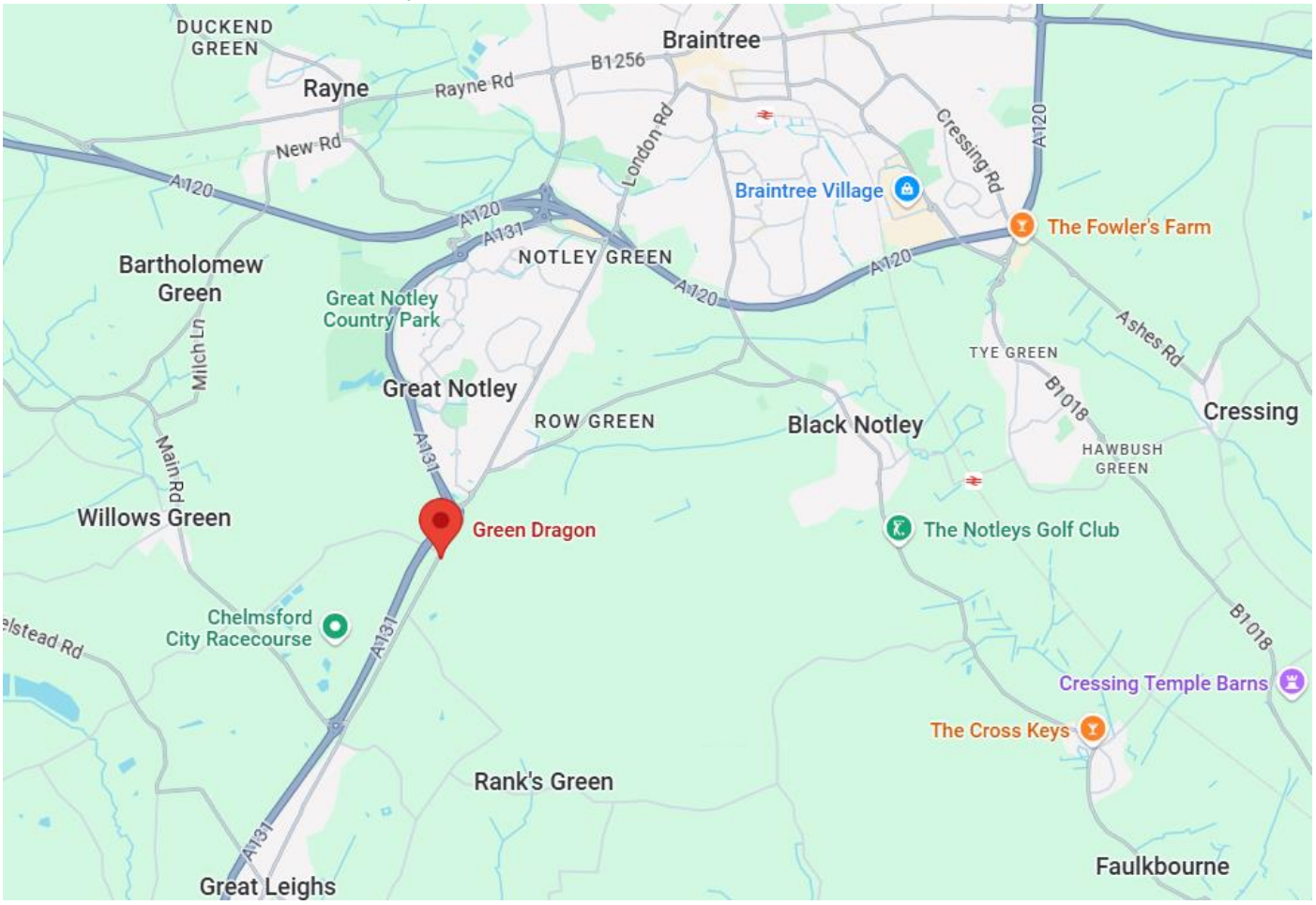
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

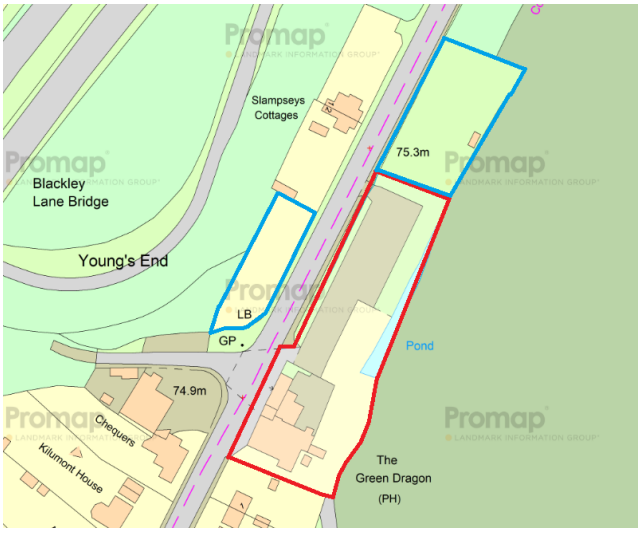
The business is currently closed, an external inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - Link to Location Map



Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



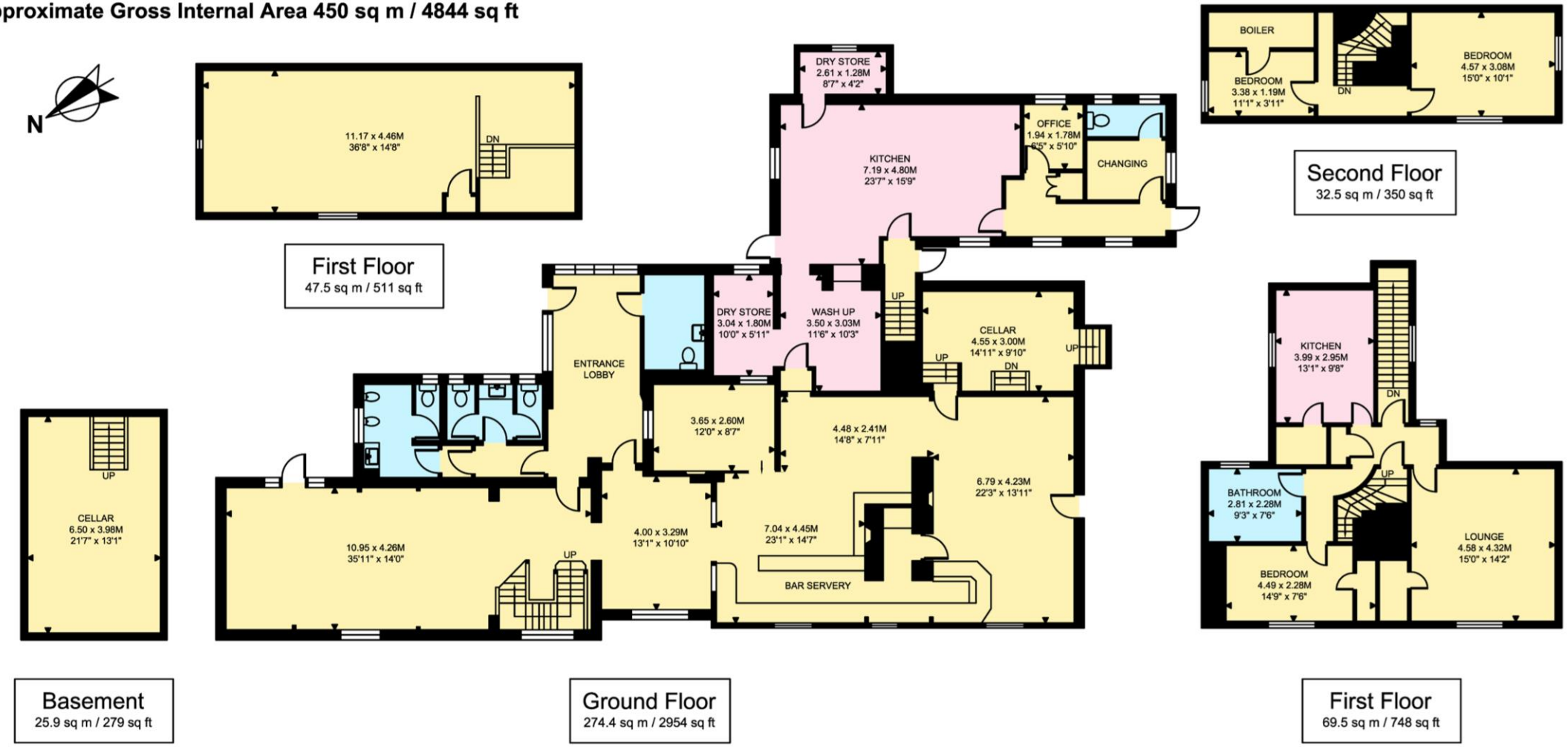
Source: Promap. Not to scale - provided for indicative purposes. NB:- the land edged in blue is available via separate negotiation.

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FLOOR PLAN

Approximate Gross Internal Area 450 sq m / 4844 sq ft





The land edged in blue on the below photo is available via separate negotiations.

