



File Ref: W-018030

The White Horse

The Ridings, Stonesfield, Witney, Oxfordshire OX29 8EA



Tenure
Freehold


Price
£395,000

- A character village pub, bar, restaurant (32 covers)
- 3 bed private accommodation
- Enclosed garden
- Potential for development (subject to consents)
- Car park



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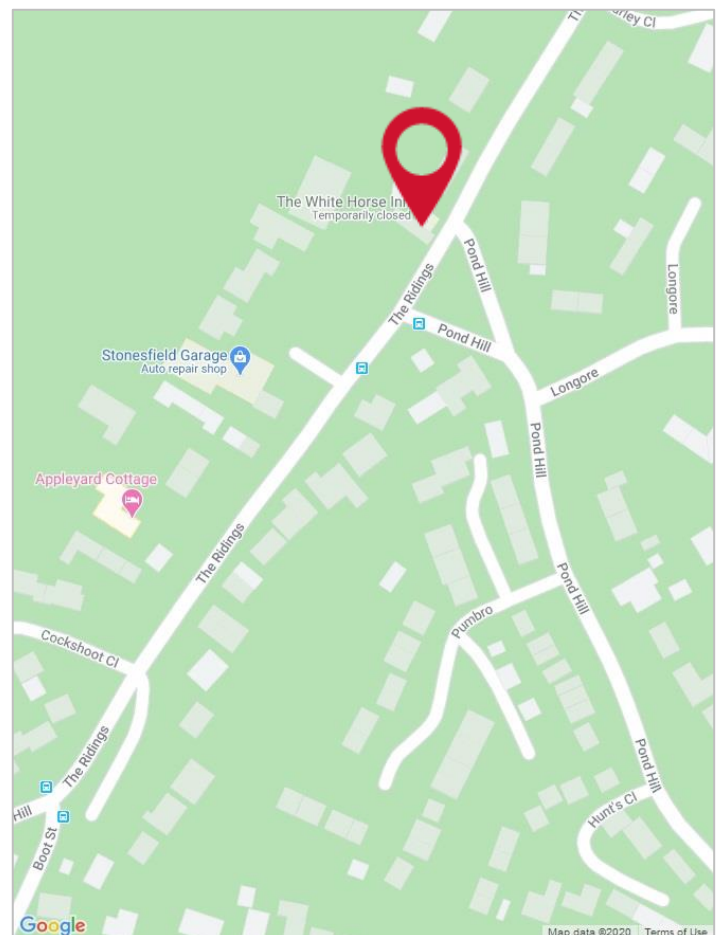
Location

Stonesfield is a popular Cotswold village circa 5 miles north of Witney and 10 miles northwest of Oxford. The popular tourist town of Burford is 11 miles to the southwest and Blenheim Palace is a few minutes' drive to the east.

The village is a popular place to live and very accessible from major towns and tourist locations. This should all help to drive a future business.

Description

The White Horse is a detached Cotswold stone and brick constructed building on ground and first floors in a prominent location on the edge of the village. Internally there is a public bar which links to the main restaurant with direct access to the enclosed garden. The first floor provides large private accommodation and to the rear is an enclosed courtyard and car park. The front garden may offer some potential for residential development subject to obtaining consents.



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Trade

The premises have previously been held on a tenancy and are now vacant. Therefore no accounts are available. The pub represents an opportunity for a purchaser to operate a local village pub with a destination food offering.

Accommodation

Ground Floor

The main entrance via the courtyard provides access to the public bar with bar servery, fireplace including log burner and wooden floor. This bar links directly to the restaurant with further servery, exposed Cotswold stone wall, wood floor, and circa 32 covers and direct access to the gardens.

Trade kitchen with extractor system plus stainless steel unit, 2 sinks, access to garden.

Toilets Gent's - WC, 2 pods, wash hand basin. Store room.
Ladies - 2 WCs and wash hand basin.

First Floor

Three bedrooms, large sitting room, kitchen with fitted units, bathroom with bath, wash hand basin and WC.

External

Car park providing 10 spaces.

Courtyard providing access to the pub and external seating.

Enclosed garden laid to lawn plus additional unused area. There may be some potential to consider residential development in this area subject to obtaining the necessary consents.

Tenure

Freehold.

Please note the premises are listed as an Asset of Community Value. If the moratorium period is triggered any sale will be subject to expiry of the moratorium period.

Business Rates & Council Tax

The property is in an area administered by West Oxfordshire District Council. The 2017 Rateable Value has been assessed at £9,100.00.



100% small business rates relief might apply to this property.

The domestic accommodation is within Band B for council tax purposes.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning & Development

Please note this property lies within the Stonesfield conservation area, but is not listed. The White Horse is an Asset of Community Value.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Mon - Sat	10am to 11pm
Sun	10am to 10:30pm

Performance of dance and live music and playing of recorded music.

Mon - Sat	10am to 11pm
Sun	10am to 10:30pm

EPC

The property has an EPC rating of B.

Services

We are advised that the premises are connected to the mains water, electricity, gas and drainage.

Our Services

- ▶ Agency - Buying & Selling
- ▶ Expert Witness
- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations
- ▶ Taxation, CPO, Consultancy & Litigation
- ▶ Planning Viability Reports

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