

The Plough

Orchard Lane, East Hendred, Oxfordshire, OX12 8JW



**For Sale Freehold Licensed Premises
O.I.E.O. £600,000 plus VAT
Sole Selling Agent**

- Prominent Grade II listed pub in charming Oxfordshire village
- Large plot of circa 1.5 acres
- Part of the site let to Morland Bowls Club
- Alternate use opportunity subject to obtaining the necessary permissions

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Location

East Hendred is a charming Oxfordshire village located approximately 4 miles east of Wantage and 5 miles west of Didcot. The pub occupies a prominent roadside position within the village situated on the Chapel Square and is surrounded by predominately residential property. Junction 13 of the M4 Motorway is situated 12 miles south.

Accommodation

The Plough is a three storey detached Grade II Listed property of rendered stone construction beneath various pitched tiled roofs with extensions to the side and rear. The ground floor trade area comprises a main bar area with an interlinking restaurant area. The private accommodation is split across the first and second floor. The first floor comprises three bedrooms, kitchen and a bathroom. The second floor comprises two bedrooms and a landing. Ancillary areas include customer WC's, catering kitchen, prep/wash room and a basement cellar. Externally there is car park to the front and side for circa 20 vehicles, a grassed trade area with patio trade terrace and double garage to the rear.

Morland Bowls Club

The club occupies part of the site to the side and rear of the pub which is held on a lease and a licence. The lease which includes the enclosed car park, bowls green and changing rooms is held for a term of 25 years from the 4th October 1995 on a full repairing and insuring basis. The current rental income is £2,100 per annum. The lease is due to expire on the 3rd October 2020. The Licence includes the barn which is used as a club house with WC facilities. The licence is personal to the Morland Bowls Club and is tinted blue on the title plan. The rent for this is £10 per week (£520 per annum).

The property has a ground floor Gross Internal Area of approximately 2,800 square feet and sits on a plot size of circa 1.5 of an acre. The site is made up of two separate titles.

The Plough presents a rare opportunity to acquire a Grade II listed property on an excessive plot in the charming village of East Hendred subject to the lease and license to Morland Bowls Club. The sale will be of interest to investors, builders, developers, restaurateurs and pub operators.



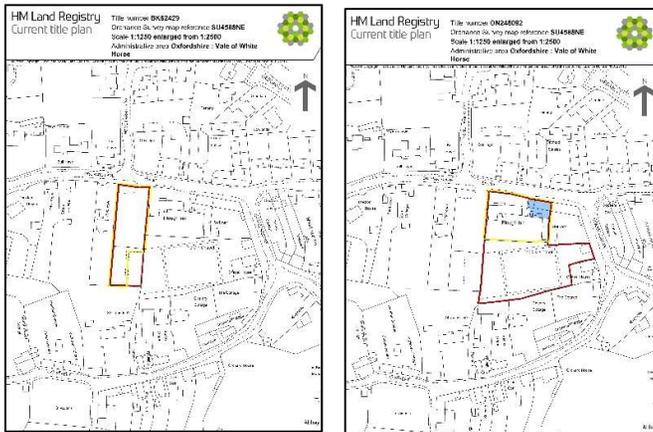
☎ 01225 789 343

The Bank, 18 Newbridge Road, Bath BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

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General Information

Rating

The current Rateable Value for the pub is assessed at £9,000.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed for trading.

Tenure

The property is being sold freehold with vacant possession subject to the lease and licence held by Morland Bowls Club. Copies can be provided to seriously interested parties.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

This property is Grade II listed and therefore does not require an EPC.

VAT

VAT will be applicable on the sale of this property.



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Agent Details

For further details please contact



Charlie Noad
Agency Surveyor, Bath
07780599698



charlie@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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