

## FREEHOLD PUBLIC HOUSE FOR SALE ON 0.8 ACRE SITE



**THE PLOUGH**  
**17 PLOUGHLEY ROAD**  
**NR BICESTER**  
**OXON**  
**OX25 1NY**

**FREEHOLD**

**OIRO**

**£350,000 + VAT**

- Freehold public house for sale
- Substantial 0.8 acre site
- Potential development or alternative uses (subject to planning)

## LOCATION

Arncott is a village about 3½ miles southeast of Bicester in Oxfordshire.

The Plough occupies a roadside location close to The Tally Ho Hotel and Ministry of Defence land.

## PROPERTY

The property is brick built, with a painted front elevation, under a pitched tiled roof. There is a car park for around 12 cars and a small outside trading area together with additional land. The property provides the following accommodation:

|                     |   |
|---------------------|---|
| <b>Ground Floor</b> | Main bar<br>Lounge bar<br>Trade kitchen, beer cellar & WC's     |
| <b>First Floor</b>  | Three bedrooms, lounge & bathroom                               |
| <b>External</b>     | Car park - 12 spaces<br>Outside trading area<br>Additional land |

From our inspection and Promap we estimate that the site and property provide the following areas:

|                        |                    |                   |
|------------------------|--------------------|-------------------|
| <b>Site area</b>       | <b>0.8 acre</b>    | <b>3,236 sq m</b> |
| Ground Floor Bar       | 1,577 sq ft        | 147 sq m          |
| Ground Floor Ancillary | 668 sq ft          | 62 sq m           |
| First Floor            | 698 sq ft          | 65 sq m           |
| <b>TOTAL AREA</b>      | <b>2,943 sq ft</b> | <b>274 sq m</b>   |

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## PLANNING

In our view the property provides an excellent opportunity for alternative uses, including residential conversion (stp).

Interested parties seeking an alternative use or redevelopment are advised to make their own enquiries of Cherwell District Council on 01295 227001.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

|                       |        |
|-----------------------|--------|
| Rateable value:       | £7,825 |
| Rates payable 2011/12 | £3,388 |

Interested parties are advised to verify these figures with Cherwell District Council on 01295 227001.

## LEGAL COSTS

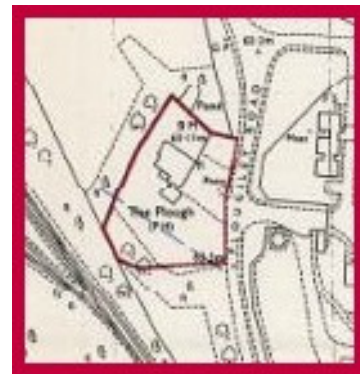
Each party is to be responsible for their own legal costs incurred in the transaction.

## PRICE

We are instructed to invite unconditional offers in the region of **£350,000** excluding VAT which will be payable.

## VIEWING

For further information or an appointment to view contact **Warren Drake** of sole agents Drake & Company on **020 7495 7500** or **warren@drakeproperty.co.uk**



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