



The Fox and Hounds

High Street, Uffington, Faringdon, Oxfordshire, SN7 7RP

Freehold £525,000

- Vale of White Horse village inn
- Character bar areas (44)
- Conservatory restaurant (40)
- Separate quality 4 bedroom letting accommodation
- Owners accommodation, gardens and car parking
- Turnover £325,000 per annum net of VAT with scope. Retirement sale

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LOCATION

The village of Uffington stands in the renowned Vale of White Horse on both the edge of the Cotswolds and the North Wessex downs. It is conveniently located almost equidistant to the cities of Swindon and Oxford, close to the market town of Faringdon and a 30-40 minute drive to the heart of the Cotswolds. Within easy reach are thousands of new homes recently built within a 10 mile radius as well as many interesting attractions from ancient monuments, local museums, walks, great houses and gardens, to Bicester and Swindon shopping outlets. The village is also the fictional home of the school which the famous Tom Brown attended in 'Tom Brown's School Days' and is now home to a museum dedicated to the same. The author, Thomas Hughes, was born in the village.

The very popular and desirable residential village is within easy access to both the M4 and M40 motorways, as well as the A40 trunk route; this results in property commanding extremely high sale prices. The Fox and Hounds lies just 8 miles from Lambourn and The Valley of the Racehorse, frequently hosting B&B guests with connections and visitors attending meetings at Cheltenham, Newbury etc. Within sight is the Ridgeway National Trail - a natural stopover for walking holidays. Similarly, it is close to regular cycling events as well as independent trail cyclists.

The subject property, The Fox and Hounds, is a very attractive village inn which has been much improved during our clients' period of ownership including the construction of a four bedroom hotel block in two separate quality buildings. The property, which must be viewed to be appreciated, is briefly described as follows:

TRADE AREAS

The property benefits from lovely open plan bar areas which are arranged on split levels and in two principal sections. Firstly, the MAIN BAR AREA (split level area) has quarry tiled floor throughout, part panelled walls and part exposed stone walls with heavily beamed ceiling. Central bar servery which has exposed Cotswold stone frontage. There is seating for 20 or so customers. The room opens out into the MAIN DINING AREA with flagstone floor and a feature inglenook fireplace with cast iron log burner installed. The room has part panelled walls, beamed ceiling and assorted traditional seating currently arranged for 24 customers.

Off the main bar is a CONSERVATORY RESTAURANT, again having flagstone floor, and an assortment of traditional seating currently arranged for 40 diners. Double glazed doors provide access to the side trade garden.

Conveniently located at ground floor is the CATERING KITCHEN which is spacious and consists of the main catering kitchen area with Altro nonslip flooring, full tiled/sealed walls and a four section ceiling fitted extraction canopy. There is a comprehensive selection of stainless steel catering effects and work surfaces. A similarly appointed PREPARATION ROOM is adjacent, together with a LAUNDRY ROOM.

Off the kitchen is a further service area with racked storage as well as walk-in COLD ROOM and additional FRIDGE/FREEZER STORAGE.

On level BEER CELLAR with delivery access from the rear of the premises.

Off the main bar are LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

OWNERS ACCOMMODATION

Located at first and second floor is private accommodation arranged as follows: On the first floor is an attractive LOUNGE/KITCHEN with high quality vinyl flooring giving the appearance of boarding, beamed ceiling and fully fitted kitchen with modern units. With the right configurations there is space adjacent to the kitchen for a small dining table. Family SHOWER ROOM with a suite of wash hand basin, WC and shower, with fully tiled walls and floors. BEDROOM 1: The master bedroom being a good sized double with fitted wardrobes on two sides, fitted office area and a EN SUITE BATHROOM comprising wash hand basin, WC and jacuzzi bath.

A staircase leads up to the second floor comprising BEDROOMS 2 and 3, both doubles. Both bedrooms have feature beams and semi vaulted ceiling. Off the landing there is a run of built-in cupboards.

LETTING ACCOMMODATION

In two separate buildings is the letting accommodation of modern construction. They are high quality premises of traditional build, with pine panelled cladding and a pitched slate roof. There are four letting bedrooms each having a full bedroom suite with coffee making facilities, television and with high quality vinyl flooring giving the appearance of boarding. Each room is of hotel quality having king sized/twin zip and link beds and an additional fold-out bed. One bedroom is able to sleep up to four, with two able to sleep up to three. The other having sufficient space for a cot etc.

Each room has a modern EN SUITE WET ROOM. As they are all at ground floor they are suitable for disabled customers.

Within one of the buildings is an extremely large LAUNDRY ROOM/LINEN STORE.

EXTERNAL

To the side of the property and as previously described, is a feature trade garden which has direct access off the conservatory as well as adjacent to the main entrance. There is a timber constructed smoking solution. The garden is part patio and part lawn and is completely enclosed, with the patio area being partially covered. There is seating for between 60-70 customers.

There is a further seating area beyond the letting accommodation with A frame picnic style bench seating and views over the rolling vale of White Horse, including a view of the White Horse itself. It is the only public house with any such view.

A small, private herb garden is located behind the guest bedrooms. It is enclosed on three sides from customer view, with the fourth side offering views across farmland to The Ridgeway. Within is space for external storage plus an extensive closed storage facility. The Calor Tank supplying LPG gas to the kitchen and pub heating equipment is concealed below, with ground level access for filling. This allows for a small seating area for operators/staff, in a natural suntrap.

There are four solar panels to the roof of the accommodation, generating around £600 to £700 income (weather permitting) to offset electricity bills, the benefit of which will be transferred to a new operator.

There is gravelled car parking with space for approximately 12 vehicles and a further lawned area beyond which is not within the title of the property but our clients do have use of the same. Again, there are wooden A frame picnic style bench seats on this area, with a community garden beyond.

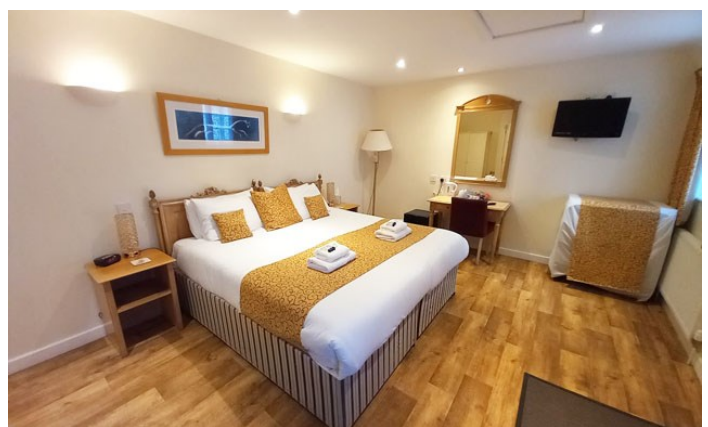
Adjacent to the pub is also a public/community CAR PARK which is used by customers as required.

THE BUSINESS

Our clients have owned and operated The Fox and Hounds since March 2010. It is an extremely well established and popular village inn which over recent years has had the added benefit of the new letting accommodation.

We are advised for the last financial year ended March 2023 takings are expected to show £325,000 net of VAT, with a good level of income from the letting accommodation which is expected to show above average levels of profitability.

Furthermore, little promotion is undertaken and prospective purchasers will feel that with the business in the hands of younger, more energetic owner/operators there is potential for a significant increase on the existing level of trade.



TENURE & PRICE

FREEHOLD £525,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

OVERAGE CLAUSE

The property is being sold with an overage. This covenant will be 15 years in length with 50% of any profit realised due to alternative use development, being payable to the beneficiary.



No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A Premises License is held permitting the sale of alcohol between the hours of:

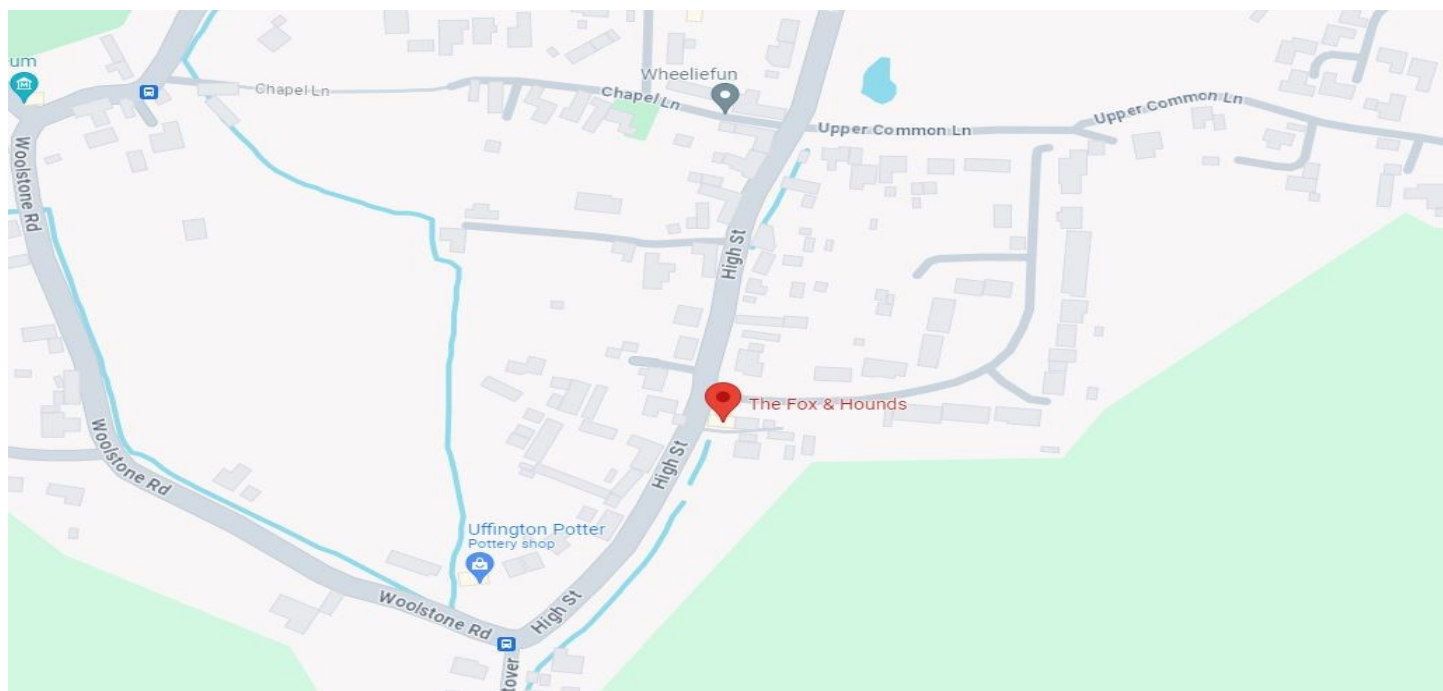
Monday to Saturday: 11:00 – 23:00

Sundays: 12:00 - 22:30

SERVICES

Mains electricity, water and drainage. LPG gas for cooking, and a central heating system which covers the commercial areas and letting accommodation.

EPC: C. Reference: 9675-4038-0651-0700-662



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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