



THIS BOX WILL BE REMOVED BEFORE WE MARKET YOUR PROPERTY
BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

I confirm I have received Sidney Phillips Misleading Marketing Regulations Notice.
I certify that these details are correct as drafted/amended.

Signed Dated
By or for and on behalf of the Vendor(s)

The White Hart

Oare, Marlborough, Wiltshire, SN8 4JA

Freehold £300,000

- Between Pewsey and Marlborough
- In need of renovation
- Three internal trade areas, two private apartments
- Mature gardens and car park
- Plot size 0.56 of an acre
- Closed since 2014

Ref: 95005

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SP Sidney
Phillips



LOCATION

The White Hart is located on the A345 between the large village of Pewsey and the historic market town of Marlborough. The Vale of Pewsey is in the North Wessex Downs: an Area of Outstanding Natural Beauty nestled between Stonehenge and Avebury Henge. It is surrounded by rolling countryside and offers breathtaking landscapes for outdoor enthusiasts to enjoy. Oare is a small village in the east of Wiltshire, just two miles north of Pewsey and four miles south-west of Marlborough. It is popular with walkers, particularly as The Wiltshire Way passes through the village: this is a long distance footpath between Ham, near the Berkshire border, and Mere, close to the Somerset and Dorset borders. The Giant's Grave is a hill on the eastern edge of the village which offers views over Oare and across the Vale of Pewsey.

The White Hart is a prominent, roadside public house. It is detached and of brick construction under a pitched slate roof. The property lies within a plot of approximately 0.56 of an acre. It is briefly described as follows:

TRADE AREAS

Entrance from the front of the property into the MAIN BAR with bar servery. Adjoining the bar is a DINING ROOM with fireplace. To the rear is a PRIVATE DINING ROOM/SNUG. The three trade areas have exposed timbers and fitted carpet.

Ancillary areas: Trade KITCHEN, DRY STORE, STOREROOM, CUSTOMER TOILETS and basement BEER CELLAR.

First floor:

With two separate internal staircases. The accommodation on the eastern wing comprises the following: SITTING ROOM, BATHROOM with separate WC, DOUBLE BEDROOM, SINGLE BEDROOM/OFFICE and a LOFT STORE.

The western wing comprises a DOUBLE BEDROOM with EN SUITE SHOWER ROOM, two small DOUBLE BEDROOMS, large DOUBLE BEDROOM and FAMILY BATHROOM.

EXTERNAL

To the rear, accessed via the car park, is an OUTBUILDING housing two customer toilets. The gardens are mature, with the plot extending to approximately 200 square meters.

There is a tarmac CAR PARK for approximately 10 to 12 vehicles.

THE BUSINESS

The White Hart has been closed since late 2014. It is in need of serious renovation and substantial capital would be required to make these improvements. No historic trading accounts are available and prospective purchasers will need to reach their own conclusions as to the likely level of trade and profitability that can be enjoyed at this outlet.

PLANNING

Planning has been granted for the erection of a dwelling on the land to the rear of The White Hart which includes the development of a new car park to be located in the existing trade garden. Full details of the planning application can be found on Wiltshire Council's website under planning application reference number 16/06467/FUL.

LICENCE

The Premises Licence has lapsed.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. LPG for cooking.

Local Authority: Wiltshire Council.

Rateable Value: £1,800 as at 01 April 2023.



TENURE & PRICE

FREEHOLD £300,000. Vacant possession on completion.

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

Viewing strictly by appointment only.

CONDITIONS OF SALE - Enhanced Value Compensation

The property, comprising both the residential and commercial elements under a single title, is being sold at a value reflective of its current planning permissions and use. By agreeing to purchase this property, the Buyer acknowledges and agrees to the following conditions:

Site Unity: The Buyer shall not separate or subdivide the residential and commercial elements of the property without prior written consent from the Seller.

Planning Permission Changes: Should the Buyer, their successors, or assigns:

- obtain residential planning permission for the current commercial element of the property, or
- achieve any other change in planning permission that results in an increase in the property's value, the Buyer shall be obligated to compensate the Seller for the resultant increase in value.

Compensation Calculation: An uplift of 35% will be compensated to the seller for the difference between:

- The actual sale price of the property, and
- The market value of the property with the new planning permission or changed use, as determined by an independent RICS certified valuer agreed upon by both parties.

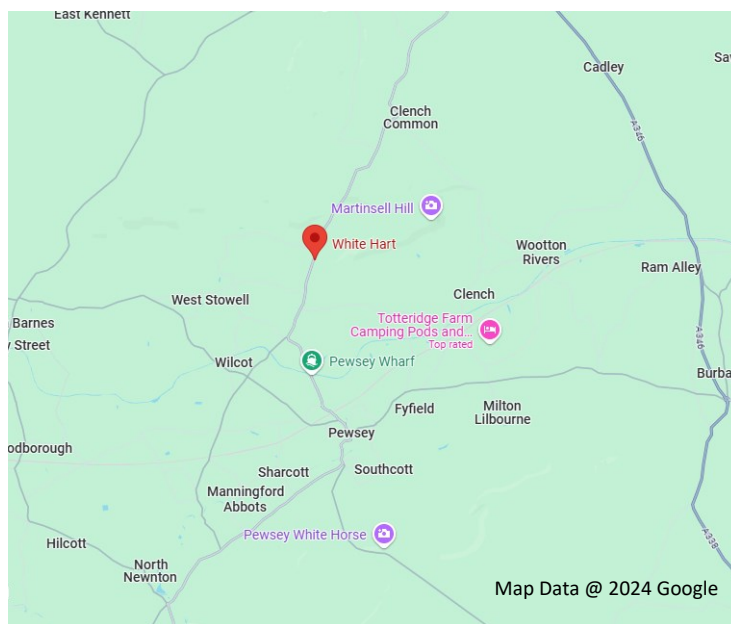
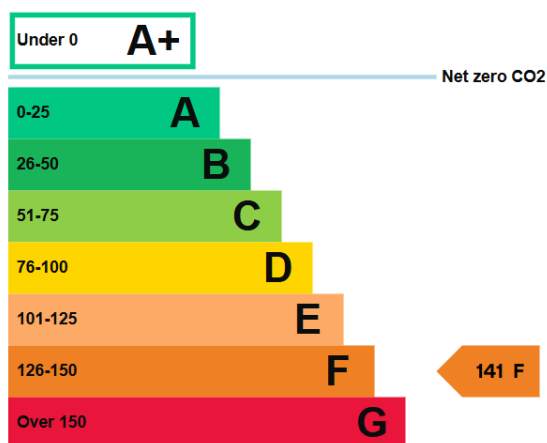
Timeframe: This condition shall remain in effect for a period of 20 years from the date of completion of the sale.

Binding Nature: This condition shall be binding on the Buyer, their heirs, successors, and assigns, and shall be registered as a restrictive covenant on the property title.

Dispute Resolution: Any disputes arising from this condition shall be resolved through independent arbitration.

By proceeding with the purchase, the Buyer agrees to these terms and conditions.

This property's energy rating is F.



EPC Reference: 9076-6430-7797-9996-4938

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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