



The Dirt House

Little Bourton, Banbury, Oxfordshire, OX17 1RH

Freehold £450,000

- Oxfordshire main road freehouse
- Just one mile from major town and near to motorway access
- Two-section open-plan bar and restaurant facilities
- Catering kitchen
- Two bedroom owners accommodation
- Currently closed

Ref: 94556

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SP Sidney
Phillips



LOCATION

The village of Little Bourton is located just a mile north of the Oxfordshire Market Town of Banbury. The pub stands alongside the main A423 trunk route which links Banbury with the market town of Southam and the City of Coventry beyond. It is also located less than one mile from junction 11 of the M4 motorway. Banbury is a rapidly expanding town famed for its Market Square and has a population of 55,000. It benefits from excellent strategic communication links with both the Midlands and London. The Dirt House (The Plough) was acquired by our clients some six years ago, after a period of closure. They spent the first nine months refurbishing the property, the quality of which will be evident to all who view. Its traditional name is the Plough, but historically it had been known as the Dirt House, due to the original building having a sawdust earth floor and the visiting ploughmen from which the pub takes its name, being less than well presented.

During our clients period of ownership the property has been much improved being rewired, replumbed and has a new central heating boiler. Part of the car park was dug out to provide an extended seated external patio area with convenient access from the main trading areas.

The property, which must be viewed to be appreciated, is briefly described as follows:

TRADE AREAS

Entrance vestibule has feature mosaic tiled floor and provides access into the OPEN PLAN BAR AREA which is in two principal sections. The MAIN BAR has slate floor and is arranged around a BAR SERVERY which has panelled frontage and display back fitting. There is a mixture of contemporary and traditional seating arranged for up to 32 customers including high stools to servery area.

The room opens out into the DINING AREA, which at one time would have been a separate room. It has feature beamed vaulted ceiling and fireplace with cast iron solid fuel burner installed. This room is carpeted, but otherwise similarly appointed to the main bar, and is currently arranged for up to 30 customers. Off the inner hallway is a set of LADIES' AND GENTLEMEN'S TOILETS.

Well presented CATERING KITCHEN of good size, with principally domestic units, stainless steel catering effects and work surfaces, including a fitted extraction canopy.

ON LEVEL BEER CELLAR with delivery access from the rear of the premises.

OWNERS ACCOMMODATION

Located at first floor is a very good OWNERS SUITE comprising: BEDROOM 1, double size, recently fitted BATHROOM with modern suite of wash hand basin and DOUBLE SIZED SHOWER, WC and freestanding bath. BEDROOM 2, double size. Good sized DOMESTIC LOUNGE.

EXTERNAL

A feature of the pub is the TRADE GARDEN which has easy access from the dining area via double French doors. This area is principally patioed but also gravelled with 40% of the entire area being enclosed. There are 'A' framed picnic style bench seats and other garden seating currently arranged for over 60 customers including some seating to the front adjacent to the entrance vestibule. There is a tarmacadam CAR PARK with space for 15 or so vehicles.

THE BUSINESS

Our clients purchased the property in the early part of 2018 at which time it was closed. They refurbished the property and reopened for trade in March 2019, and for the next six years traded well, albeit on limited hours being only open on Thursday through to Sunday, and in the case of Thursdays and Fridays only from 4pm onwards. Nevertheless, it operated successfully being able to cater for private parties and wakes (they are the nearest licensed premises to the local crematorium), and indeed in one year alone catered for 100 individual events. They also had a good local trade and the business was the home of the local football team and an Aunt Sally team (a renowned pub game almost unique to the County of Oxfordshire).

Due to the demands of their other employment, in early 2025 they decided to close the business but it remains well presented and fully furnished ready to open to re-trade at short notice.

TENURE & PRICE

FREEHOLD £450,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 08:00 - 02:30 seven days a week.

SERVICES

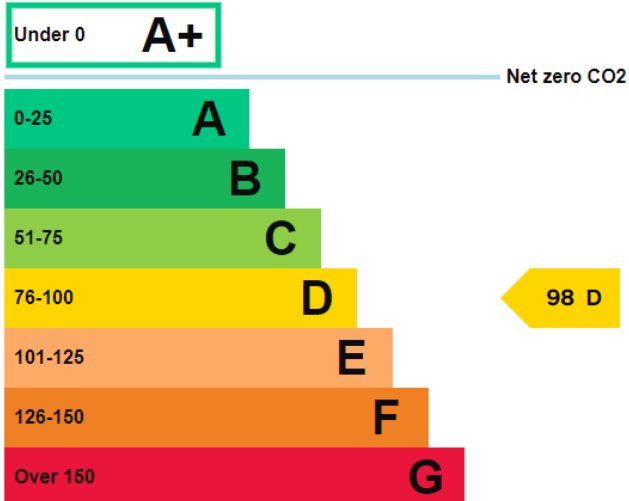
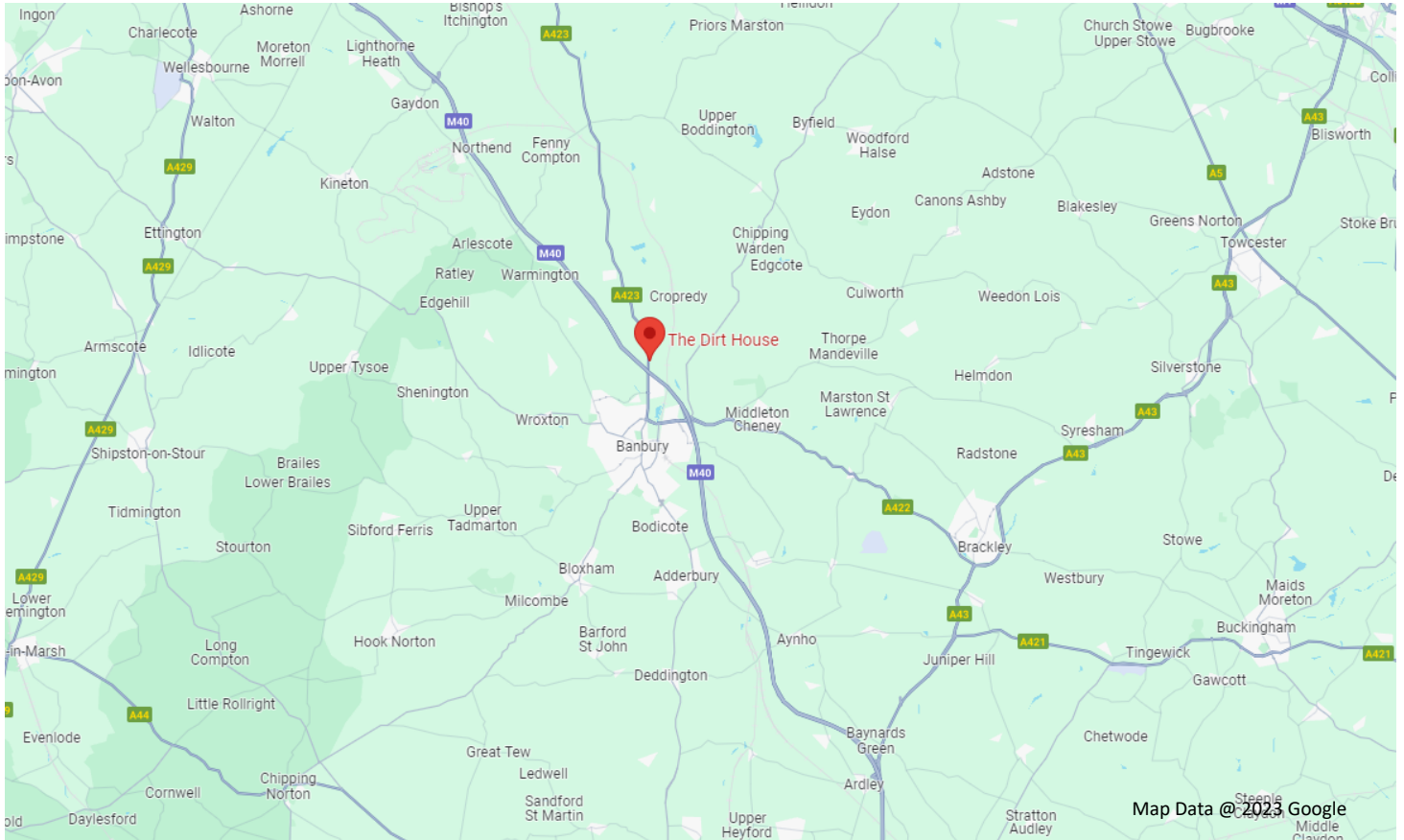
Mains electricity, water and drainage are connected. The property has the benefit of oil fired central heating.

LOCAL AUTHORITY

Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Tel: 01295 227001

Rateable Value: £3,200 as at 01 April 2023



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