



The New Inn

Buckby Wharf, Long Buckby, Northampton, Northamptonshire, NN6 7PW

Tenure: Freehold

Price: £495,000

Ref: 95194

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

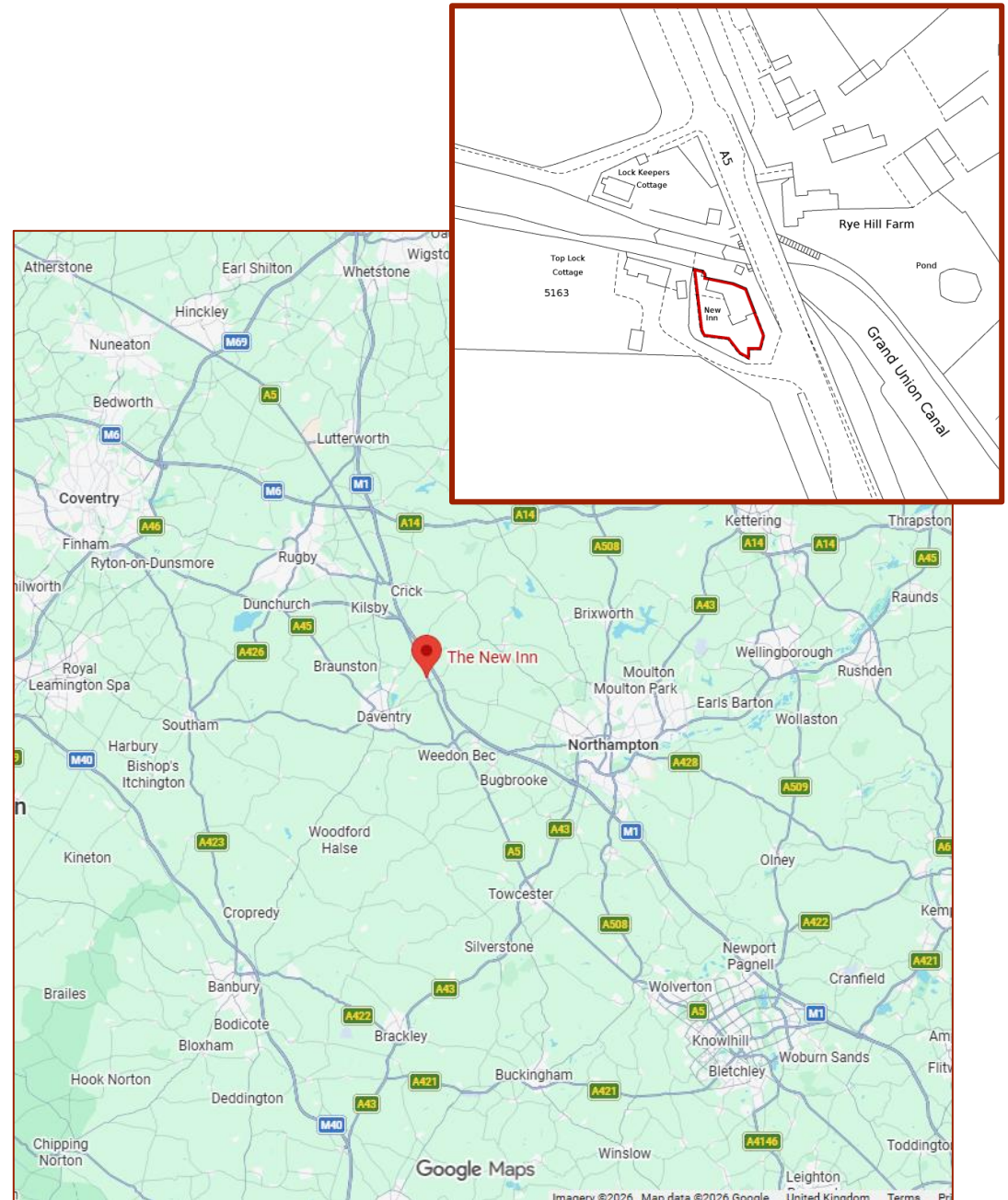
- Honeypot location adjacent to Grand Union Canal
- Detached public house with large car park (20)
- Bar (18), restaurant (20), snug (24) & games room (10)
- Two bedroom owners' accommodation
- Commercial kitchen and sizeable basement cellar
- Successful family business with attractive net profits

Location

The New Inn is situated in a stunning honeypot location neighbouring the busy A5 major trunk road and the picturesque Grand Union Canal. The property is located in Long Buckby Wharf, approximately 3.7 miles northeast of Daventry, 12.2 miles northwest of Northampton, and 6.5 miles south of Crick and Junction 18 of the M1 motorway. Long Buckby Wharf is a popular destination for boaters, fishermen and walkers who enjoy its peaceful countryside surroundings and scenic views. The nearby town of Daventry provides access to large shopping outlets, supermarkets and fuel stations.

The Property

The New Inn, which dates from the early 1800s, occupies a two-storey, detached, brick building underneath a part pitched tile and part flat felt roof.



Trade Areas

FRONT ENTRANCE HALL with access to LADIES' TOILETS and a private staircase to the first floor. MAIN BAR with seating for 18, carpet flooring, wooden main bar servery and double-sided, multi-fuel burner. SNUG with seating for 24, carpet flooring and double sided, multi-fuel burner. RESTAURANT with seating for 20 and carpet flooring. GAMES ROOM with seating for 10, carpet flooring, skittles table and access to GENTLEMEN'S TOILETS. Fully-fitted COMMERCIAL KITCHEN with REAR HALL utilised as a storage area. BASEMENT CELLAR split into 3 sections: barrel room, drop room and storage room.

Owners' Accommodation

FIRST FLOOR: KITCHEN. DINING ROOM. TWO DOUBLE BEDROOMS. LOUNGE. SITTING ROOM. BATHROOM with separate shower cubicle. SHOWER ROOM. ROOF TERRACE with private external staircase.

External

CAR PARK with lined spaces for 20 vehicles. SERVICE YARD with BIN STORE and single storey OUTBUILDING with flat felt roof (utilised as a fridge/freezer store). CANAL SIDE TRADE GARDEN with seating for 78 and smoking shelter. Note: a section of this outdoor area is let from the Canal & River Trust for £1,200 per annum.

The Business

Our clients have owned The New Inn since July 2019 and operate the premises as a traditional canal side pub offering a varied selection of drinks and a traditional British Classics food menu. The business's main custom comes by way of its destination clientele who travel to the pub from neighbouring villages and towns.





In addition, the business benefits from a sizeable amount of passing nautical trade due to its location adjacent to the busy Grand Union Canal, this type of custom is particularly prevalent between March-October. The site also sits alongside the A5 major road, and is especially busy during the Silverstone race events, being located on one of the major routes to the race track. The New Inn also hosts a skittles team and accommodates birthday parties, wakes and other family functions. The business is operated by our husband and wife clients with one other full-time and five part-time members of staff. The opportunity to increase sales is available by extending the pub's opening hours since it is currently closed on Mondays to suit our clients' lifestyle. Annual net turnover for the year ended 31st May 2024 stands at £342,622, resulting in a net profit of £81,288 with an adjusted net profit in the region of £88,000. We are informed the trade split is approximately 50/50. Further accounting detail will be made available to serious parties following a formal viewing.





Tenure & Price

FREEHOLD Asking Price £495,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

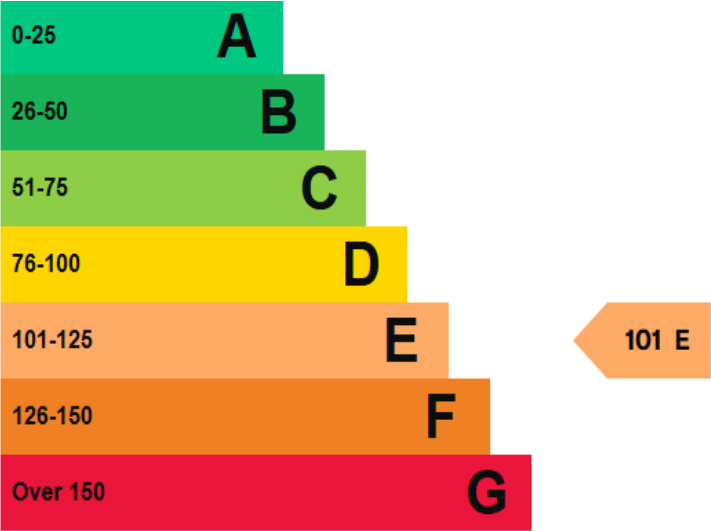
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 09:00 – 01:00

Services

Mains electricity and water are connected. Oil fired central heating and LPG for cooking. Septic tank drainage.
Rateable Value As of 1 April 2026: £24,000
Local Authority: West Northamptonshire Council







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Business Mortgages

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Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.