

# THE PLOUGH INN

High Street, Everdon, Daventry, Northamptonshire, NN11 3BL



## Key Highlights

- Character freehold public house for sale
- Approximate GIA of 3,455 sq ft (321 sq m)
- 3 bedroom accommodation
- Extensive trade garden (80 covers)
- Site area of approximately 0.2 acres (0.08ha)
- Village location

SAVILLS SOUTHAMPTON  
Mountbatten House, 1 Grosvenor Square  
Southampton SO15 2BZ

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## Location

The subject property is located on High Street in Everdon. Everdon is a village in West Northamptonshire, 3 miles (4.8km) south of Daventry.

The wider Daventry area lies close to the border with Warwickshire and is 75 miles (120km) north-northwest of London via the M1 motorway, 14 miles (23km) west of Northampton, 10 miles (16.5km) south west of Rugby and 14 miles (25.5km) north-northeast of Banbury.

At the 2011 census the town had a population 25,026 making it the sixth largest town in Northamptonshire.

The immediate vicinity is predominantly residential, with St Mary's Church located in close proximity.

## Description

The property comprises a detached three storey stone built building under a pitched tiled roof, with extensions to the side and rear.

Upon entering the building is a small bar servery to the left and seating arranged across loose tables and benches (25 covers).

To the right of this is a main dining area (40 covers) and a small trade kitchen located at the rear.

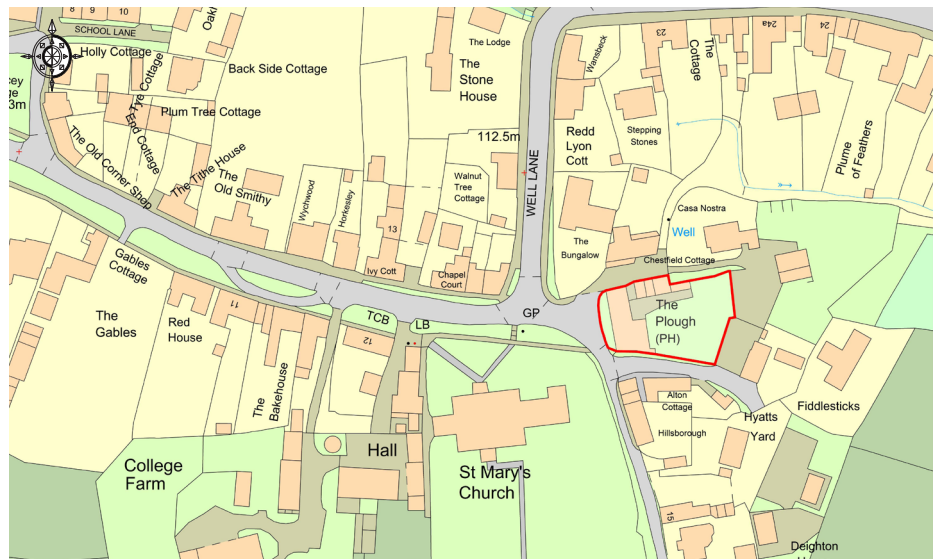
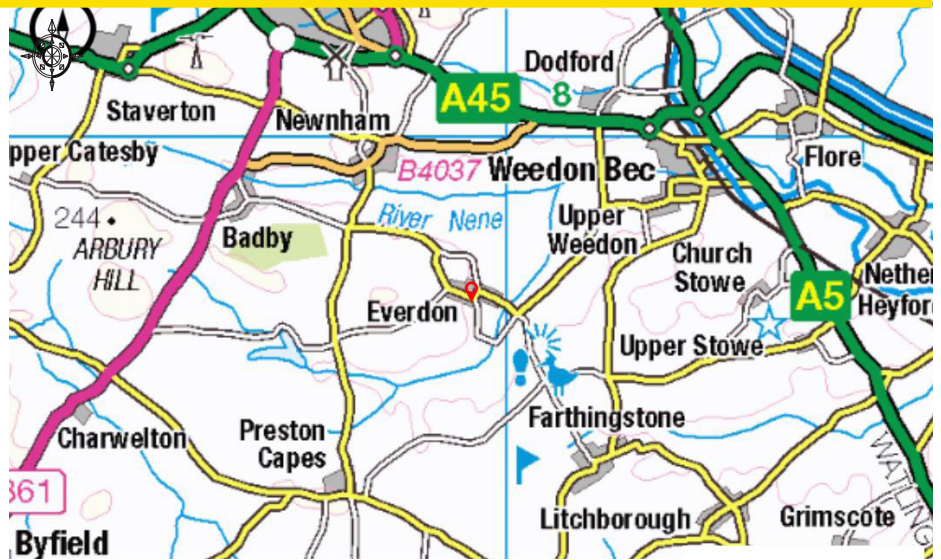
First floor level comprises 2 bedroom managers accommodation with a lounge, kitchen and bathroom.

An additional bedroom and bathroom is located on the second floor.

Externally there is an extensive garden (80 covers) and a barn outbuilding.

## Fixtures & Fittings

Fixtures and fittings can be included within the sale subject to offer and negotiation.



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## Guide Price

Offers in excess of £550,000. We understand VAT and Stamp Duty Land Tax will be applicable at the prevailing rates.

## Tenure

Freehold, with vacant possession upon completion.

## Planning & Development

The property is Grade II listed and lies within Everdon Conservation Area. The Local Authority is West Northamptonshire Council.

We understand the barn outbuilding benefits from planning consent for conversion to residential. Full details can be found under reference DA/2015/0490.

## Licensing

The property benefits from a premises license permitting the sale of alcohol Sunday to Thursday 12:00pm to 11:00pm and 12:00am to 12:00pm Friday and Saturday.

## Rating

The subject property is on the 2017 Rating List with a Rateable Value of £10,000. Please check [www.voa.gov.uk](http://www.voa.gov.uk) for up to date information on rates payable.

## EPC

We understand an EPC has been commissioned, and will be available to interested parties upon request.

## Viewing

Viewings can be arranged by appointment with Savills.



## Contact

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