

# THE CROWN AND TUNS

New Street, Deddington, Nr Banbury, Oxfordshire, OX15 0SP



## Key Highlights

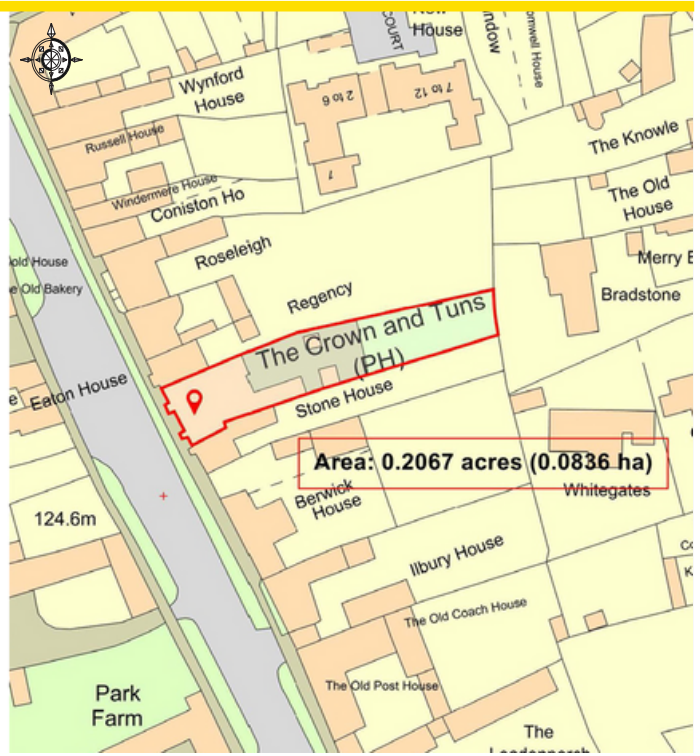
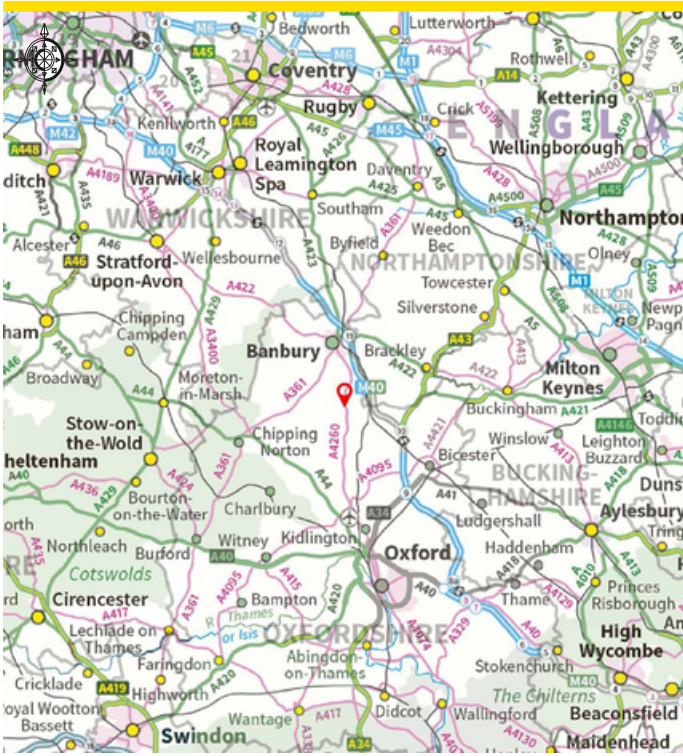
- Character Grade II listed public house in affluent Oxfordshire village
- Potential for residential development (subject to all necessary consents)
- Occupies a plot of approximately 0.2 acres
- 3-bedroom living accommodation over two upper floors
- Benefits from a long rear garden
- Internal customer seating (50) and external (70+)
- Freehold guide £695,000 with vacant possession upon completion
- Parties considering a lease option should enquire and register interest

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

**+44 (0) 23 8071 3900**

[savills.co.uk](https://www.savills.co.uk)

**savills**



## Location

Deddington is a large village situated in North Oxfordshire approximately 6 miles south of Banbury, 11 miles north-east of Bicester and 10 miles east of Chipping Norton in the Cotswolds. The village benefits from good road access with the property being located on New Street which passes to the west of the centre and is lined by long stretch of traditional stone built properties. Soho Farmhouse is 8 miles to the south-west (typically a 20 minute drive). The village centre is located 300 metres north east and provides various retail amenities and services with a primary school. Several hospitality businesses are located in the centre including three public houses. Deddington (civil parish) has a population of 2,146 (2011 Census). The area is administered by Cherwell District Council.

## Description

The Crown and Tuns is a Grade II listed public house dating from the mid-18th Century. The property occupies a mid terrace position and is of three floors above basement and of stone construction under a pitched tile roof. To the rear are double and single storey extensions under pitched tile roofs. Located to the rear is a long trade garden. The entire plot extends to approximately 0.2067 acres.

## Trade Accommodation

The ground floor has a single front entrance to a character traditional public house interior. Features include a prominent central bar-servery and flag stone floor.

The two-section customer areas provide seating for approximately 50. Ancillary space includes a trade kitchen and customer WCs. Further trade kitchen space and storage is located at first floor level.

Storage and refrigeration facilities are located in the adjoining buildings.

## Living Accommodation

Living accommodation at first floor level is accessible via an internal stairwell and provides a self-contained flat with bedroom, reception and bathroom. At second floor are two bedrooms, kitchenette, storage and bathroom.

The following are approximate Gross Internal Areas:

FLOOR	M2	FT2
Basement	41	439
Ground	137	1478
First	104	1115
Second	70	756
Stores	15	159
<b>Total</b>	<b>367</b>	<b>3947</b>

## External Areas

Located to the rear is a deep rectangular plot which provides customer areas on decking and covered sections with seating for in excess of 70.

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

**+44 (0) 23 8071 3900**

[savills.co.uk](http://savills.co.uk)

**savills**

# Crown & Tuns, New Street, Deddington, Banbury, OX15 0SP

Basement = 439 sq ft / 40.7 sq m  
 Ground Floor = 1478 sq ft / 137.3 sq m  
 First Floor = 1115 sq ft / 103.5 sq m  
 Second Floor = 756 sq ft / 70.2 sq m  
 Stores = 159 sq ft / 14.7 sq m  
 Total = 3947 sq ft / 366.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2022 thecom Produced for Savills (UK) Limited. REF: 996004



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

+44 (0) 23 8071 3900

savills.co.uk





## Tenure & Price

Freehold. Offers of £695,000 plus VAT are sought for the freehold interest with vacant possession. Parties considering a lease option should enquire and register interest.

## VAT

We understand that VAT will be applicable at the going rate.

## Business Rates

The property is entered on the Rating List with a Rateable Value of £14,500. This is not the rates payable. Please refer to the VOA for details on small business rates relief.

## Services

We understand all mains services are connected.

## Planning

The building is Grade II listed and located in a Conservation Area but is not in a Green Belt or AONB. We understand the property benefits from Sui Generis (public house) and part C3 (residential) uses.

## Development Opportunity

The property may lend itself to residential development subject to the necessary planning consents.

## Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Sunday 10:00 – 00:00

## Fixtures & Fittings

Fixtures and fittings which are in the absolute ownership of the vendor and in situ on completion are included within the sale. Any branded or leased items and any items owned by third parties will be excluded.

## Energy Performance Rating

D-78.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

## Viewing

The property is currently closed to trade. All viewings must be arranged strictly by appointment with the sole selling agents Savills.

## Contact

**Chris Bickle**  
+44 (0)23 8071 3900  
CBickle@savills.com

**Francis Meredith**  
+44 (0) 77 3852 4728  
francis.meredith@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | Feb 2024

savills