



# THE DOVE INN

CORTON, WARMINSTER BA12 0SZ

**FREEHOLD PUBLIC HOUSE WITH 15 ENSUITE LETTING  
BEDROOMS**

savills







## HIGHLIGHTS INCLUDE:

- Freehold public house for sale
- The site measures approximately 0.53 acres (0.214 ha)
- Features 15 well-appointed ensuite letting bedrooms
- The central bar area accommodates approximately 95 covers
- Private managers flat
- Ample parking facilities with a 22-space car park
- Two distinct outdoor seating areas
- Closed but in very good order, ready for immediate trade
- Guide price at £650,000

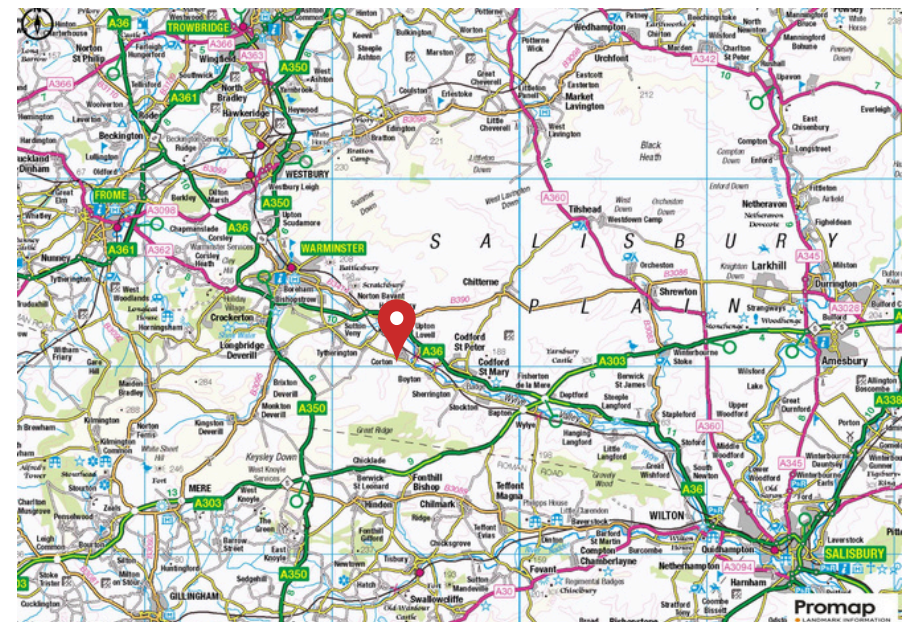
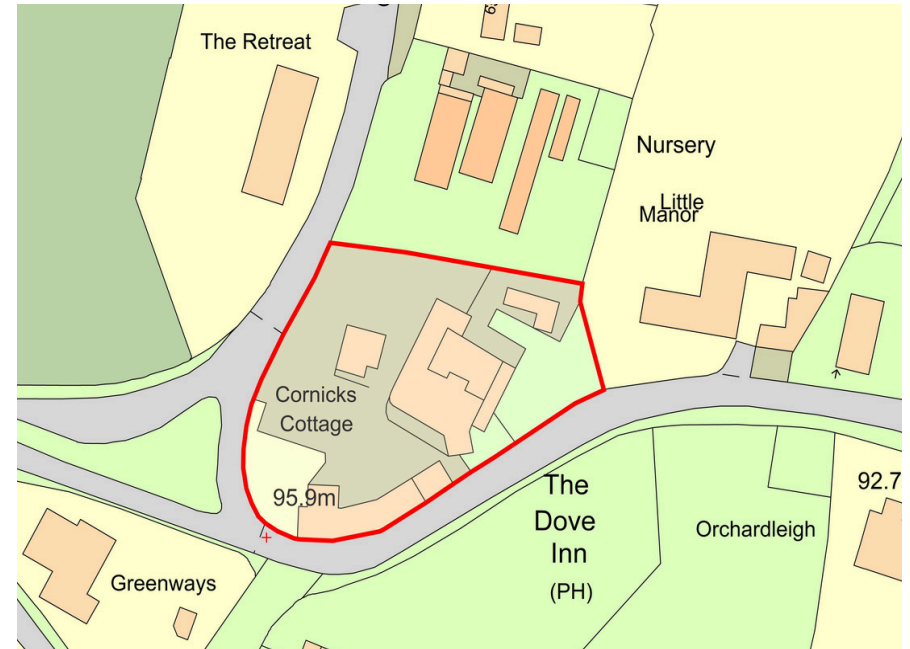
## LOCATION

Corton is a small village in Wiltshire, about 3 miles from Warminster and 20 miles from Salisbury. The village has a population of around 240 people, according to the 2021 census.

The Dove Inn is located in the village centre. Important transport links nearby include the A36, 2 miles away, connecting Southampton and Bath, and the A303, 7 miles south, providing east-west travel options.

Warminster railway station, located 3 miles from the inn, offers connections to cities such as Cardiff and Southampton. For air travel, Bristol Airport is 30 miles northwest, and Southampton Airport is 40 miles southeast.

The location of Corton, combined with its proximity to these transport routes, makes The Dove Inn easily accessible for people seeking a countryside setting with convenient connectivity.



## PROPERTY DESCRIPTION

The Dove Inn is a two-storey establishment constructed of part brick and part stone with mixed-pitched roof tiles with UPVC double glazing. There is a standalone two-storey outbuilding of similar construction to the west of the main building. The site features fifteen well-appointed ensuite letting bedrooms; the pub is well-equipped and can accommodate approximately 95 covers on the ground floor with a manager's flat above. The property sits on approximately 0.53 acres (0.214 ha).

## INTERNAL DESCRIPTION

The property's internal configuration includes the main public house, an outhouse, and an extension leading to the guest accommodation. The main pub features a manager's flat with a bathroom, lounge, double bedroom, fireplace, and a family room adjacent equipped with two bedrooms, a kitchen, and a bathroom. The pub area boasts a wooden bar servery, attractive wood flooring throughout, and two fireplaces accommodating approximately 95 covers.

The guest accommodation, accessible via an external door for each room in the extension, comprises 11 ensuite letting bedrooms. This setup ensures privacy and convenience for guests, enhancing the property's appeal for short- and long-term stays.

## EXTERNAL AREAS

The Dove Inn includes two outdoor seating areas at the front and rear of the property, with wooden tables on the lawn. There are 22 tarmacadam parking spaces available for both staying guests and restaurant visitors. The front of the property is bordered by a white thatched wall, marking the property's boundary.





## THE BUSINESS

The Dove Inn is a destination public house that services Corton's local residents and its surrounding villages. The public house benefits from its ability to generate multiple income streams, including significant accommodation provision. The public house would suit an enterprising owner-operator who is willing to drive the once-successful business forward. Alternatively, the property may suit an investor seeking to acquire the freehold public house and lease on free of tie basis.

## PLANNING & CONSERVATION

The Dove Inn, located in Corton, Warminster, Wiltshire (BA12 0SZ), within the Corton Conservation Area and an Area of Outstanding Natural Beauty (AONB). The property, which is not historically listed and lies outside the flood plain, falls within the settlement boundary. It has a mixed use classification including a detached unit under C3, a leisure facility transitioning from D2 to Sui Generis, a self-contained flat also classified as C3, a boarding/guest house/bed and breakfast/youth hostel under C1.



## SERVICES

The Dove Inn is equipped with a septic tank for drainage alongside a main supply of electricity and water. It has central heating throughout served by Calor Gas supply.

## PREMISES LICENCE

The property benefits from a Premises Licence which permits the sale of alcohol Monday to Saturday 11:00 – 23:00 and on Sunday 12:00 – 22:30. Permitted opening hours may vary.

## FIXTURES & FITTINGS

We understand that most fixtures and fittings are owned outright and can be included subject to offer and negotiation.





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## EPC

The property has an EPC Rating of C-68.

## RATEABLE VALUE

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £35,000. In England & Wales the Small Business Multiplier is £0.499 / Higher Multiplier is £0.512. Please check with the VOA for the most up to date information on all rating matters.

## TENURE

The freehold is held on two titles, WT234375 and WT120445, and is delineated in red on our site plan above. Offers of £650,000 are invited for the benefit of the freehold with vacant possession. VAT may be applicable in addition to the appropriate rate.

## VIEWINGS

Formal viewings can be made strictly by appointment with Savills.

## MONEY LAUNDERING

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





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