

COACH & HORSES

STOW ROAD, BOURTON-ON-THE-WATER, GL54 2HN

GRADE II LISTED COTSWOLDS PUBLIC HOUSE ON A PLOT OF
1.25 ACRES AVAILABLE FOR SALE FREEHOLD



ALL DAY
BREAKFAST
RESERVATION
AND
TAKEAWAY
OPEN

PUBLICAN
WANTED
& WIFE REQUIRED

COACH
&
HORSES

HIGHLIGHTS INCLUDE:

- Characterful Grade II listed pub in the Cotswolds
- Prominent roadside position on the outskirts of Bourton-on-the-Water
- Outbuilding comprising five en-suite letting bedrooms
- Large grassed trade area to the rear and car parking for circa 22 vehicles
- Sizeable plot of 1.25 acres
- Offers in the region of £895,000 plus VAT
- Alternate use potential subject to obtaining the necessary permissions

LOCATION

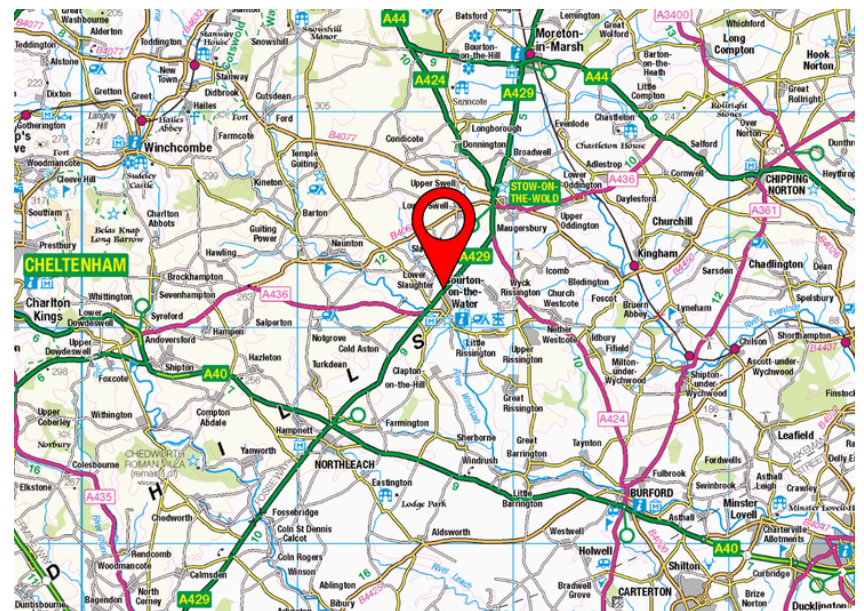
Bourton-on-the-Water is an attractive village located in the Cotswolds located approximately 15 miles east of Cheltenham and approximately 27 miles north west of Oxford. The village is an all year around tourist destination famous for its elegant stone arched bridges, selection of shops, Cotswold Motoring Museum and Model Village. The pub fronts A429 follows which connects with neighbouring A-roads that adjoin to the M5, M40 and M4.

DESCRIPTION

The Coach & Horses is a two storey detached Grade II listed property of stone construction beneath a pitched tiled roof with extensions to the rear. The property is set on a plot of 1.25 acres and benefits from extensive private accommodation, an outbuilding comprising five letting bedrooms and adjoining barn used for storage with scope for further accommodation, large grassed trade area to the rear and car parking for 22 vehicles.

ACCOMMODATION

The ground floor comprises a curved central bar servery with inglenook fire place and trade area for circa 20 covers with an interlinking restaurant area for circa 35 covers. Ancillary trade areas comprise customer WC's, commercial trade kitchen, cold store with wash/prep area and cold beer store. The private accommodation is split over first and second floors. The first floor comprises three bedrooms, bathroom and a kitchen. The second floor comprises a further bedroom and store. The external areas comprise a large grassed trade area to the rear, outbuilding comprising five letting bedrooms with external stores to the rear and car parking for circa 22 vehicles.



FLOOR AREAS

Pub			Outbuilding		
Floor	Sq M	Sq Ft	Floor	Sq M	Sq Ft
Ground	232	2,494	Ground	63	671
First	75	809	First	67	725
Second	32	349	Barn	64	684
Total	339	3,652	Total	194	2,080

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol under the following hours:

- Monday - Sunday: 10:00 - 01:00

TRADING

The premises are currently closed for trading.

RATEABLE VALUE

2023 - £16,750

FIXTURES AND FITTINGS

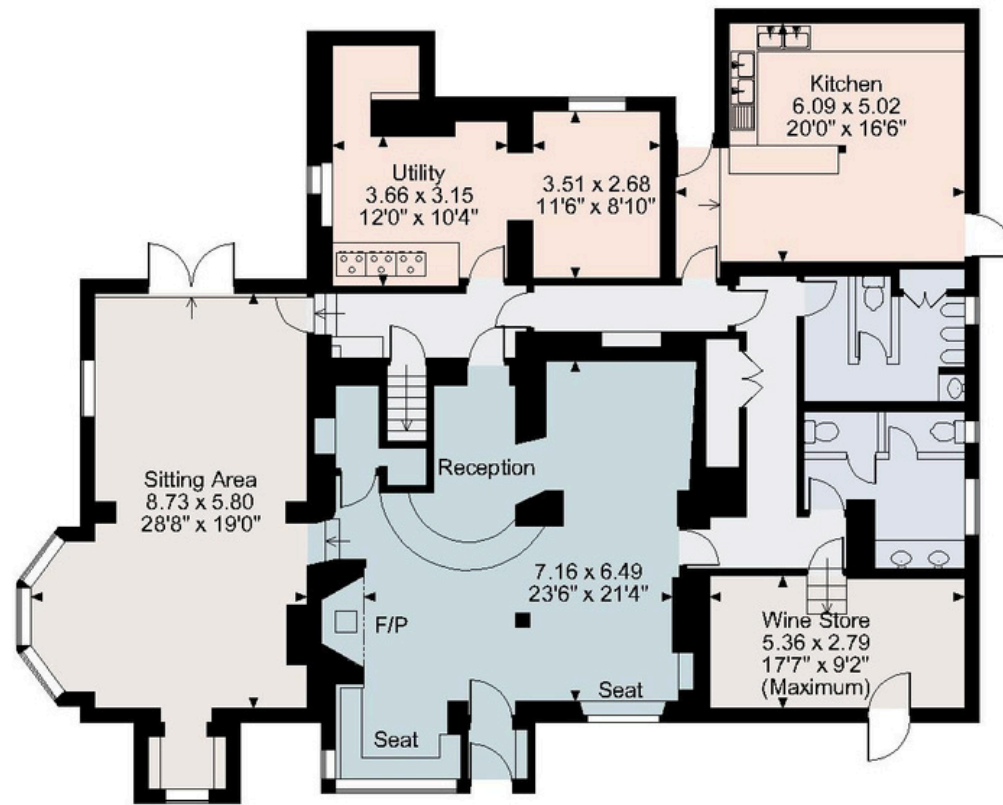
Trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ upon completion will be included within the sale. Any branded or leased items and any items owned by third parties will be excluded.

EPC

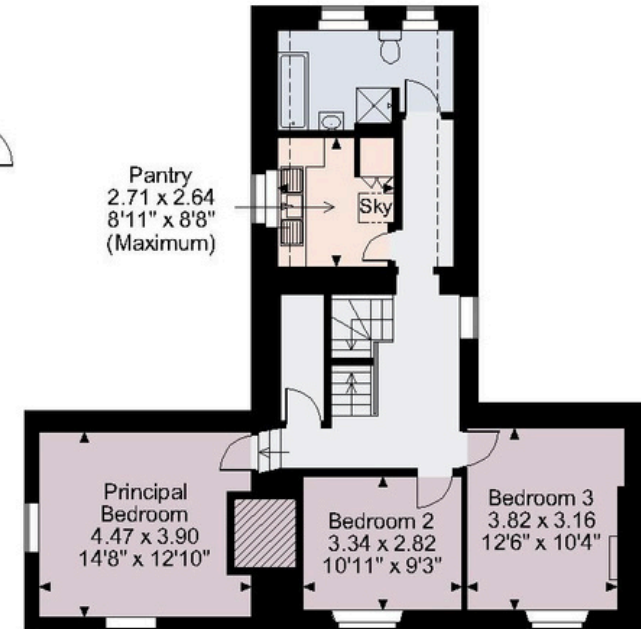
The pub has an EPC rating of C-66.
The outbuilding: In the course of preparation.



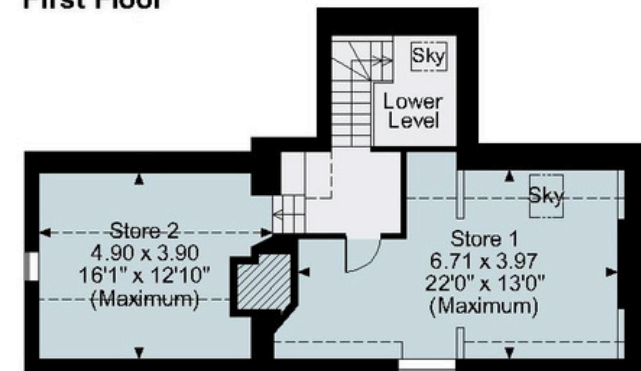
PUB



Ground Floor



First Floor



Second Floor

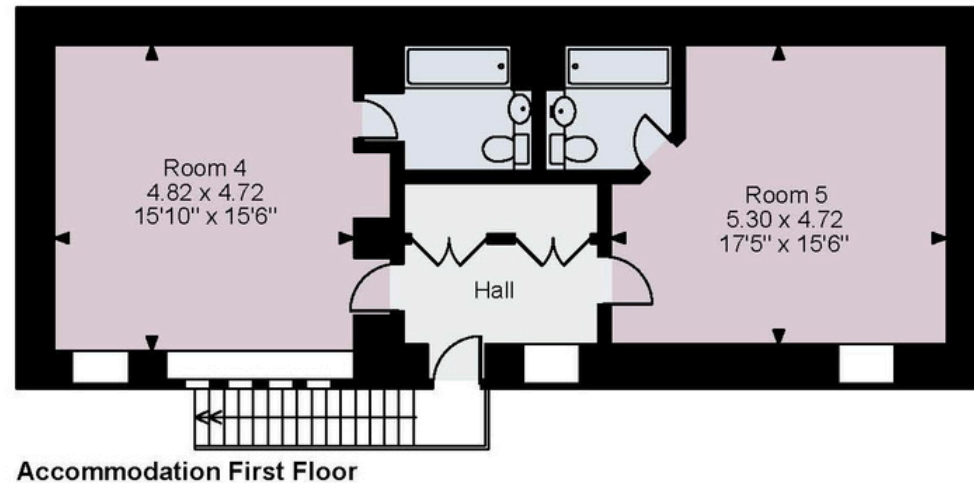
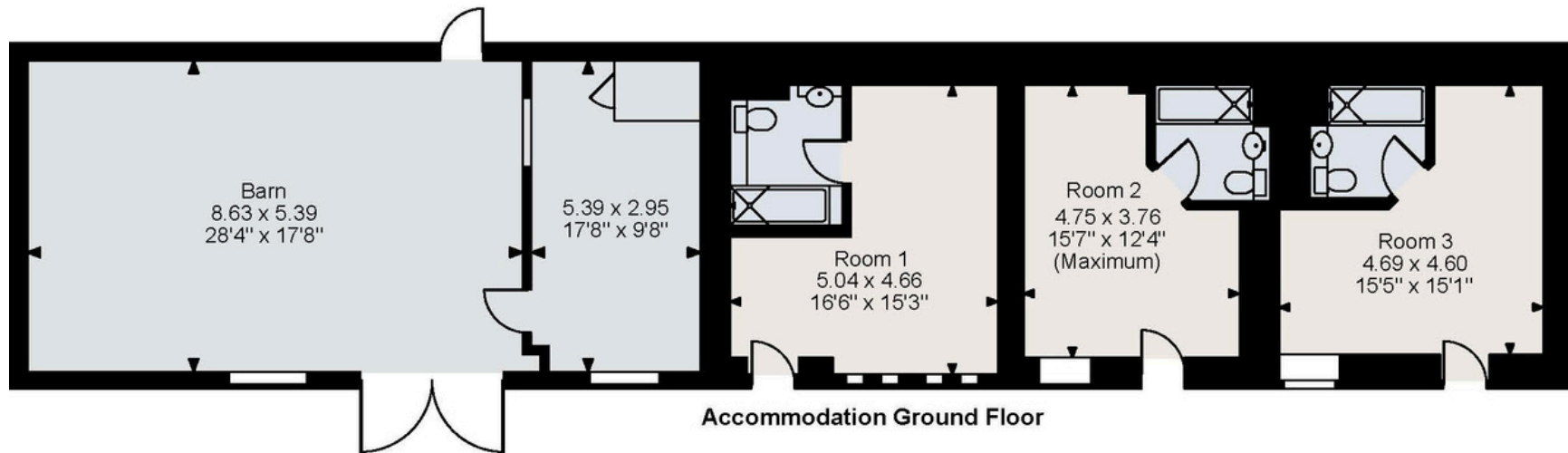
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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OUTBUILDING



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PLANNING

The building is Grade II Listed and falls within the Cotswolds AONB. The property is not located within a conservation area. A small portion of the site within the north-east corner falls within the urban settlement edge. Policy DS2 states that within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle. We are also of the opinion the outbuildings to the rear might present an opportunity for conversion to an alternative use subject to planning. All interested parties should make their own enquiries via the LPA.

TENURE

Freehold.



TERMS

Offers in the region of £895,000 plus VAT are invited.

MONEY LAUNDERING

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

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills.





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