

THE IVY INN

STOCKLEY ROAD, HEDDINGTON, CALNE, SN11 0PL

CHARACTERFUL PUBLIC HOUSE IN THE WILTSHIRE VILLAGE OF
HEDDINGTON AVAILABLE FOR SALE FREEHOLD



HIGHLIGHTS INCLUDE:

- Grade II Listed pub located in the Wiltshire village of Heddington
- Characterful trade areas with traditional features
- External trade areas for circa 80 customers and car parking for circa 10 vehicles
- Good sized plot of 0.33 of an acre
- Offers in the region of £450,000 plus VAT
- Alternate use potential subject to obtaining the necessary permissions

LOCATION

Heddington is a village within Wiltshire located approximately 5 miles north of Devizes and 10 miles south east of Chippenham. The pub occupies a prominent position fronting Stockley Road in the heart of the village with the immediate area comprising mainly residential dwellings. St Andrew's Church and Heddington C of E Primary School are located nearby.

DESCRIPTION

The Ivy Inn is a circa 17th century two storey detached property of brick construction beneath a thatched half-hipped roof with extensions to the rear. The property benefits from characterful trade areas with traditional features, private accommodation as well as a large grassed trade area and car parking for 15 vehicles. The property sits on a plot of 0.33 of an acre.

ACCOMMODATION

The ground floor comprises a main bar servery with inglenook fireplace and trade area for approximately 34 customers and a separate restaurant area for circa 20 customers. Ancillary trade areas include customer WC's, commercial trade kitchen and a beer store. The first floor manager's accommodation comprises three bedrooms, lounge and a bathroom.

EXTERNAL AREAS

The external areas include grassed and patio trade areas to the side and front of the pub for circa 80 customers, children's play area, outbuilding, bin store and car park to the rear for circa 10 vehicles.



FLOOR AREAS

We understand the property has a Gross Internal Area of approximately 2,583 square feet.

TENURE

Freehold.

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 - 00:00

TRADING

The premises are currently open for trading.

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.

RATEABLE VALUE

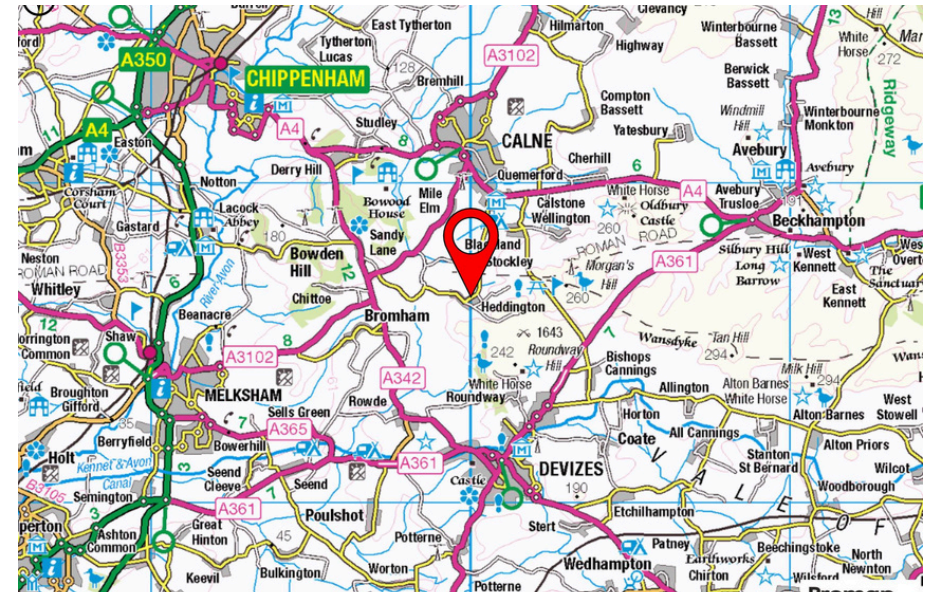
2023 - £7,750.

EPC

C-70.

PLANNING

The building is Grade II Listed but is not located within a Conservation Area. The property is listed as an Asset of Community Value.



TERMS

Offers in the region of £450,000 are invited for the benefit of our client's freehold interest.

VAT

VAT will be applicable.

VIEWINGS

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

MONEY LAUNDERING

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





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