

The Hampshire Bowman

Dundridge Lane, Bishops Waltham, Southampton SO32 1GD



Located in South Downs National Park

Detached freehouse in 2.5 acres

Two character bars (63)

Trade gardens (200) & car park (30+)

Two sizeable paddocks

Two bedroom self contained flat

Same ownership since 1987

Freehold

£800,000

wessex@sidneyphillips.co.uk |
01460 259100

tim@ianjuddandpartners.co.uk |
01489 896422

LOCATION

The Hampshire Bowman is situated in the hamlet of Dundridge, in the city of Winchester district of Hampshire. The hamlet lies approximately 11 miles south-east of Winchester and 2 miles east of the market town of Bishops Waltham, nestled in the South Downs National Park. The area is a popular destination for cyclists and walkers as well as tourists to Dundridge Meadows, Marwell Zoo, Hinton Ampner and the city of Winchester.

Dundridge lies less than 10 miles north of the M27 motorway and 10 miles east of the M3 motorway which provides easy road access between London and Southampton. Main line railway services are available from Winchester which services run to Southampton, Basingstoke and Clapham Junction.

The Hampshire Bowman occupies a notable 19th century public house, situated close to the woodlands of Galley Down, Phrympt and Sheelds Copse, which all have a network of footpaths through the picturesque Dundridge valley. It owes its name to the archery which has taken place historically in one of the paddocks. This two storey property is of brick construction under a pitched tiled roof, with a flat roof extension to the rear. The property retains much charm and many original features, set in approximately 2.5 acres of land. The property is briefly described as follows:

TRADE AREAS

ENTRANCE from the front of the property into PUBLIC BAR which seats approximately 25 patrons. A quintessential country bar with a mix of rustic brick and wooden flooring, brick built open fireplace, log burning stove, polished wood furniture and a panel fronted polished top BAR SERVERY.

The MAIN BAR is furnished with country tables and chairs to seat a further 38. Presented in a similar manner with wooden floorboards, exposed timbers on vaulted ceiling, brick fireplace with log burning stove and a polished top BAR SERVERY. The walls in the bar areas are decorated with an array of pub memorabilia. Offset is a LOBBY which leads to the LADIES', GENTLEMEN'S and DISABLED TOILETS.

Behind the bar servery is a COMMERCIAL KITCHEN which has nonslip flooring and hygienic wall cladding. Fitted with an extensive range of stainless steel equipment, wash station and extraction system. WALK-IN COLD ROOM and FREEZER. DRY STORE.



OWNERS ACCOMMODATION

Located on the first floor with separate external access only is the private owners accommodation. This comprises a LIVING ROOM with KITCHENETTE and BREAKFAST BAR, FAMILY BATHROOM, 2 DOUBLE BEDROOMS and UTILITY ROOM.

EXTERNAL

To the front of the property there is a SEATING AREA with picnic benches for approximately 48 patrons. To the rear of the property is a sheltered TRADE PATIO with bench seating for around 25. Spacious and attractive lawned TRADE GARDEN with CHILDREN'S PLAY AREA provides bench seating for around 200. This space is well maintained and is a crucial element of the businesses' success during the summer months. However, a different configuration and use of the paddocks means the premises could facilitate more people.

Two sizeable PADDOCKS with a combined size of around 1.5 acres. These are often used for private functions, events and parking.

Adjacent to the property there is a spacious CAR PARK for over 30 vehicles. One of the paddocks is used for overflow parking when necessary. An OUTBUILDING situated in the car park was used as a forge until 1979 and in 2020 during the Covid pandemic, the building was converted into an OUTSIDE BAR. Today is solely used for storage.



THE BUSINESS

Our clients have owned The Hampshire Bowman since October 1987 and now wish to sell the freehold in order to retire. The business is popular with locals, walkers and destination diners. The business operates as a countryside real ale free house and is featured regularly in the 'CAMRA Good Beer Guide'. The trade split is approximately 50/50 meaning there is a strong food trade made with locally sourced produce. The Hampshire Bowman was historically known for its very popular beer festival hosted within the grounds and occasionally used as a wedding venue.

The business has been operated throughout our clients' ownership by third party tenants. The current tenants have been successfully running the business for over a decade, and after a triumphant operation they are looking to step away from the industry in search of a new venture. Trading accounts are not available as these are retained by the tenant and are not included in the sale.

We are of the opinion that The Hampshire Bowman would suit a hands on operator or managed style alike. The business would suit a range of concepts with the potential to explore glamping accommodation on the large paddocks as well as hosting regular events.

TENURE & PRICE

FREEHOLD £800,000 to include the Landlord's fixtures and fittings.

VAT will apply on the sale of this property. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Ian Judd & Partners. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the retail of alcohol:

10:00 - 00:00

Opening hours:

08:00 - 00:30

SERVICES

Mains electric and water are connected. Private sewage system for drainage. Bulk LPG for cooking and heating.

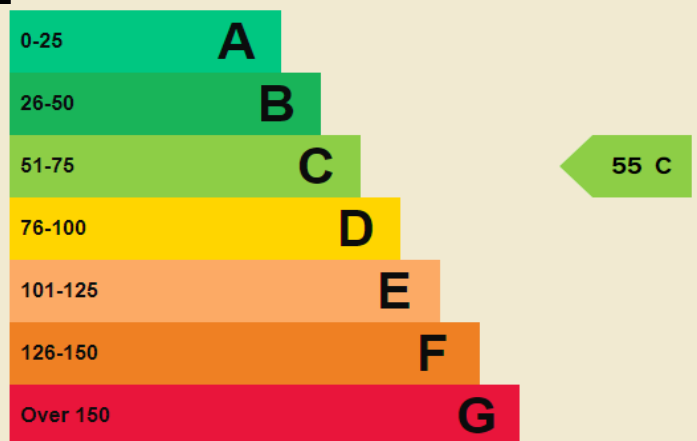
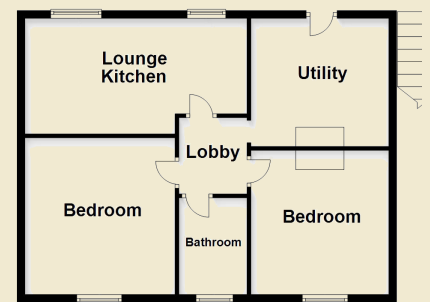
Local Authority: Winchester City Council

Rateable Value as at 01 April 2023: £30,000

Ground Floor



First Floor



EPC Reference: 5203-5506-9642-2914-1859

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA
Registered in England and Wales: No. 2362635

Sidney Phillips, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA

TEL: 01460 259 100

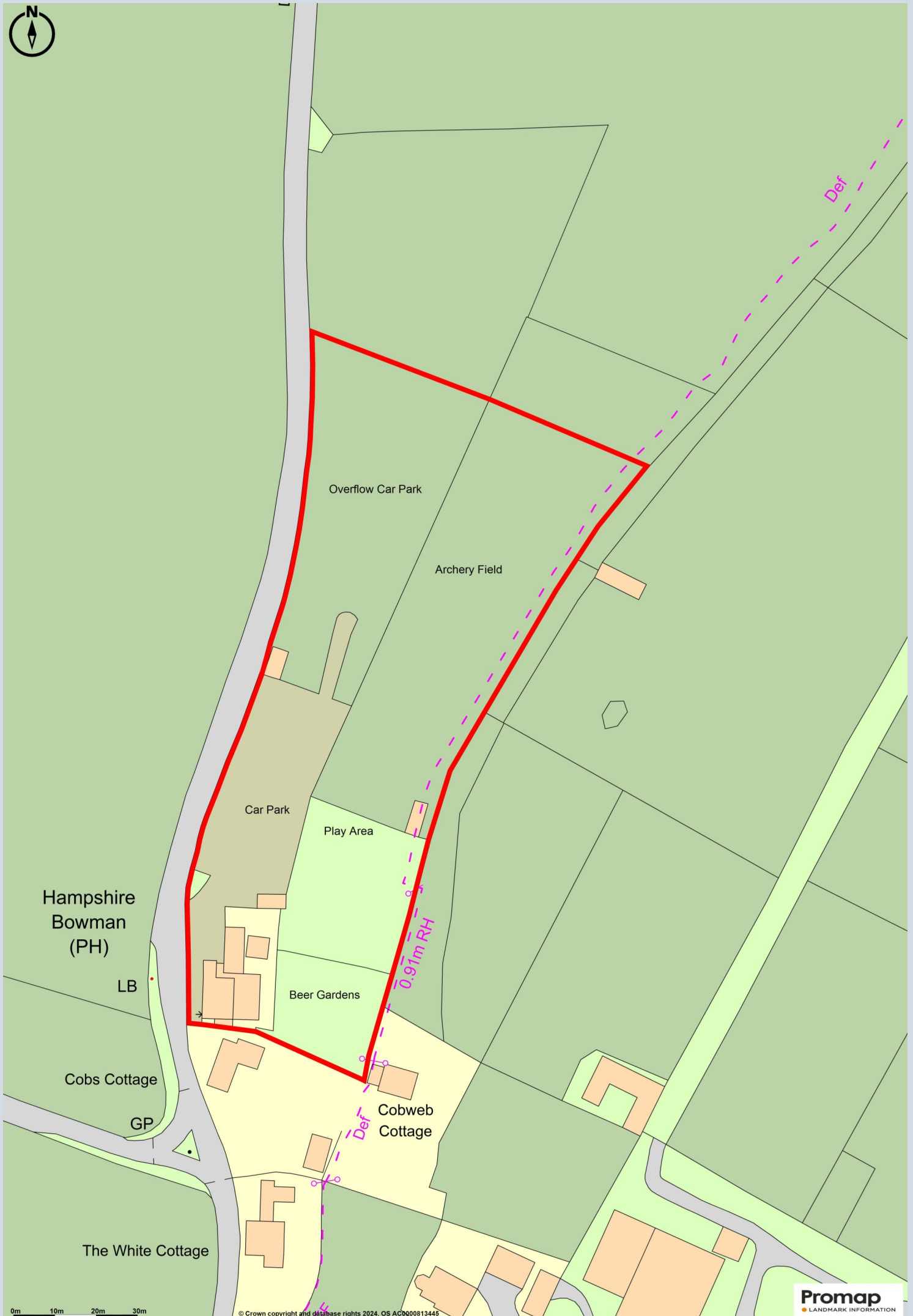
E-mail: sales@sidneyphillips.co.uk

Ian Judd & Partners, 4 High Street, Bishop's Waltham, Southampton, SO32 1AB

TEL: 01489 896 422

E-mail: tim@ianjuddandpartners.co.uk





0m 10m 20m 30m

© Crown copyright and database rights 2024. OS AC0000813445

Location Plan

