

The Crown (Freehold) - £395,000

Nuffield, Oxfordshire, RG9 5SJ



Summary

An attractive brick and flint, Grade II listed public house for sale in the village of Nuffield, South Oxfordshire. The property comprises two main ground floor trade areas sharing a central servery and each with open log fires. Manager's accommodation is provided on the first floor and cellerage in the basement. A private garage and informal parking area is available to the front of the property.

Description

The property comprises two ground floor areas of different character. Both areas share a central servery. A trade kitchen with outdoor pantry and WC's complete the ground floor. Manager's accommodation on the first floor comprises a double bedroom with separate dressing area, a single bedroom, living room and bathroom. Cellerage is provided below ground. A landscaped trade garden and separate manager's garden complement the property.

Planning

A planning application for change of use to a single residential dwelling was submitted to South Oxfordshire District Council and was subsequently refused. An appeal for the same application was dismissed in August 2015. Caldecotte Group therefore wish to invite prospective purchasers to submit unconditional offers for the freehold interest.

Services

We believe that all main services are located in the vicinity of the site; however prospective purchasers should make their own enquiries with the appropriate service providers.

Location

The Crown can be found in a roadside position on the A4130/Gangsdown Hill between Wallingford and Henley On Thames. The property shares its access and car parking area with the neighbouring Huntercombe Golf Club.

Information Pack

Only basic title information is available at this stage and purchasers should make their own enquiries with regards to planning and potential change of use if required.

Tenure

The pub is currently closed. The site is offered freehold with vacant possession upon legal completion.

Legal Cost

Each party will be responsible for their own legal costs.

VAT

Vat will be chargeable on the sale of the premises.

To arrange a viewing, please contact us

**15 London House
Swinfen's Yard
Stony Stratford
MK11 1SY**

Tel: 01908 560 644

Email: info.details@caldecottgroup.com

Location Map

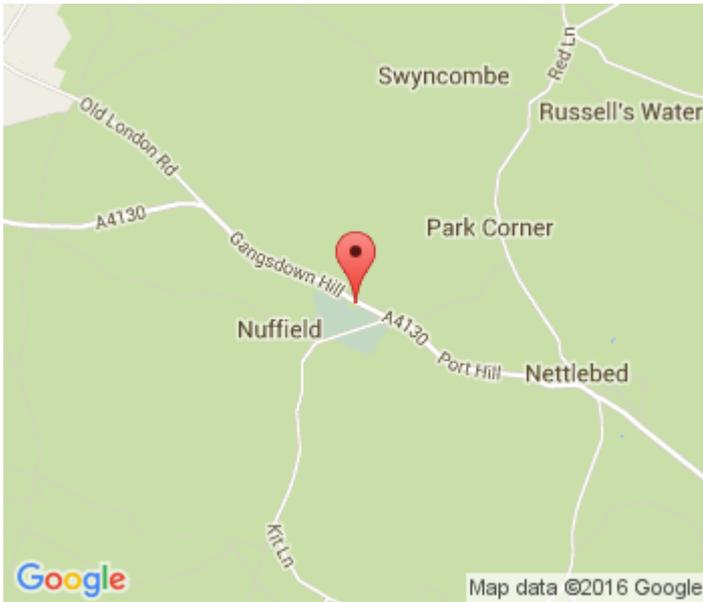


Image 2

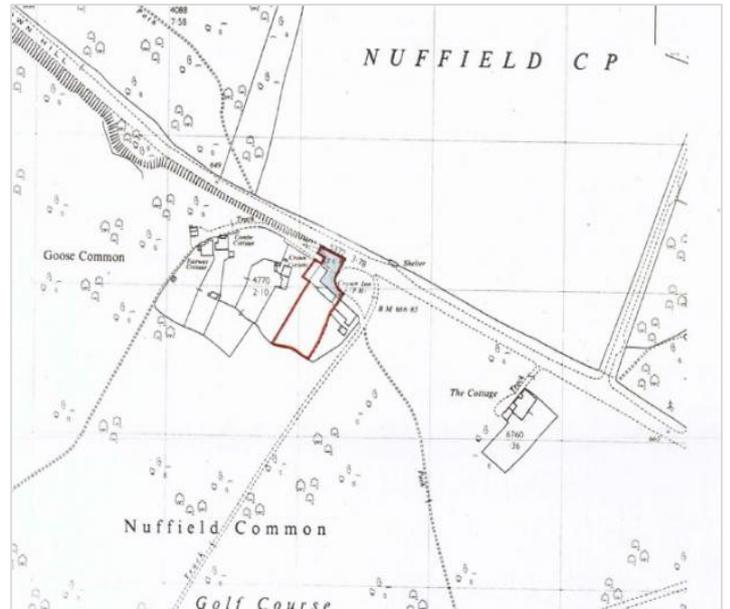


Image 3

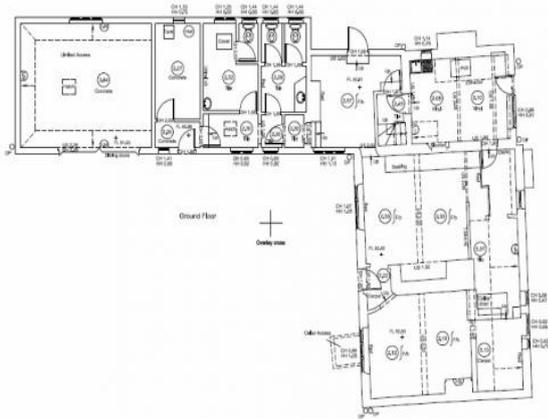
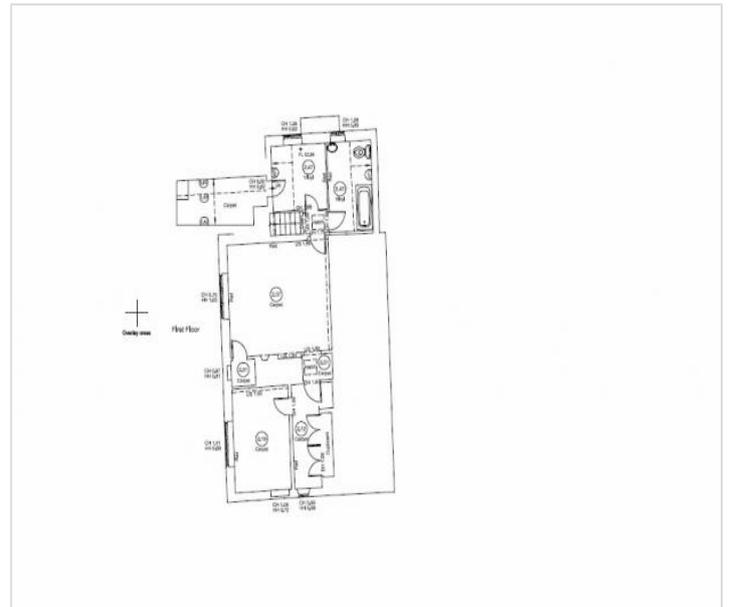


Image 4



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