

# The Crown Inn

Upton, Andover, SP11 OJS

**FREEHOLD / GUIDE PRICE £525,000 PLUS VAT**

15 London House, Swinfen's Yard, Stony Stratford, Milton Keynes



01908 731 320

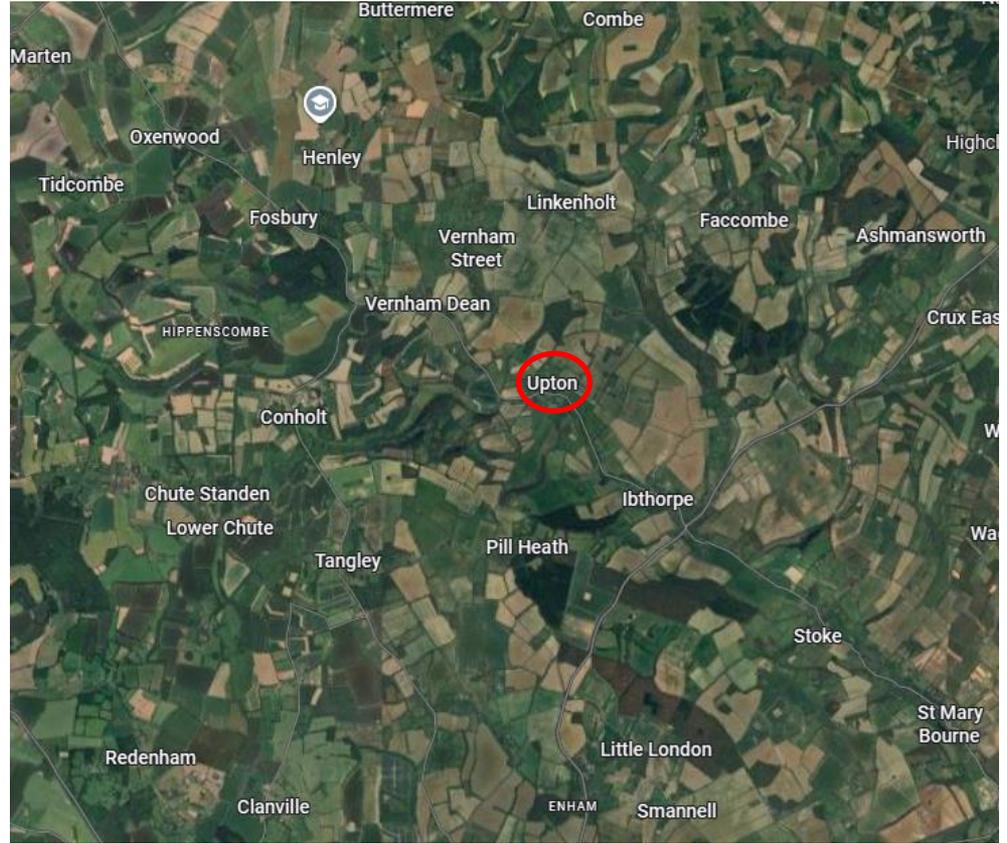
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# Site Location

## SITE LOCATION



BOUNDARIES APPROXIMATE



# The Property

## THE PROPERTY

### Opportunity

The Crown is a detached, painted stone building sitting on a generous plot of 0.47 acres inside the North Wessex Downs National Landscape Area. The premises are available freehold with vacant possession.

### Location

The property is in the small but affluent hamlet of Upton. The building is positioned to the front of the site on the northern side of the road running between Vernham Dean and Ibthorpe/Hurstbourne Tarrant.

Upton is located approximately 6 miles north of Andover and is situated between the A338 to the west and A343 to the east.

### Arrangement

The main trade space is set out across the ground floor with a principal bar area across two rooms to the front. A larger space for restaurant use can also be found to the rear of the building which extends into a conservatory. There is also a private dining room/function with its own bar. A commercial kitchen, wash up, and prep room with a walk-in fridge/freezer provide the necessary back of house functions. The property has an above ground cellar.

The manager's accommodation can be found at first floor and comprises three double bedrooms (two ensuite), a kitchen, an office and bathroom.

The customer car parking area is served by a single access and is suitable for approximately 20 vehicles.

There are trade patios to the front and side of the building accessed from the main bar. A gated paddock is available to the rear which has historically been used as either overflow parking or a remote trade garden.



# Sales Information

## SALES INFORMATION

### Premises Licence

Please contact us for a copy of the premises licence.

### Rates

The property is situated in an area administered by Test Valley Council. The 2023 Rateable Value has been assessed at £8,500. The ancillary accommodation is understood to fall under council tax band A.

### Trade

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

### Planning

The property is not statutory listed. The property is located within a Conservation Area and a National Landscape Area (Area of Outstanding Natural Beauty).

The property has a Sui Generis public house use. The property may be suitable for alternative commercial or community uses subject to obtaining the necessary planning consents.

### Services

Prospective purchasers should speak with relevant utility companies to confirm the types of connection.

### VAT

VAT will be applicable at the standard rate for commercial properties.

### EPC

A copy of the energy performance certificate and associated recommendations report is available upon request,

### Restrictive Covenant

The vendors will apply a restrictive covenant to the property and site to ensure its continued use as a public house or alternative commercial or community use.

### Legals

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title, assuming any issue raised
- cannot be covered by title indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

### Viewings

The Vendor's agents will be carrying out open viewing days in order accommodate visits.

### Information Pack

An information pack is available upon request.

# Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

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#### Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.