

The White Horse

Northwick Road, Pilning, near Northwick, Bristol, BS35 4HA

**FREEHOLD / Offers in Excess of £400,000 PLUS VAT
RESIDENTIAL DEVELOPMENT OPPORTUNITY**



Site Location

SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE SEE TITLE PLAN FOR EXTENT OF OWNERSHIP



The Property

THE PROPERTY

Opportunity

A substantial two storey character building for sale freehold. Situated at the end of Northwick Road, a no through road, this property is located close to the Bristol Estuary. The property has the benefit of planning permission to convert the building into a unique 4 bedroom family home.

Location

The property is situated on the northern side of Northwick Road, with the building positioned to the front of its plot which measures approximately 1.2 acres.

Arrangement

Internally, the existing trade spaces are laid out to the front of the building around a central bar servery.

A large function room is located within a single storey extension to the rear, as too are the back of house facilities, including the former commercial kitchen, cellarage and other useful store rooms.

The former manager's accommodation is set out at first floor comprises three bedrooms, a lounge, kitchen and a bathroom.

Externally, a "pull off" car park is available to the front of the building with space for approximately 6 vehicles. A remote car park on the opposite side of Northwick Road provides additional parking.

A side access to the right hand side of the building, and doors from the function room lead to a large rear garden, measuring over 100m in length at its furthest point.

The property was granted planning permission for its change of use, permitting the conversion of the property into a single dwelling. Therefore, a prospective purchaser would be free to use the property for either existing commercial use, or for residential use.



PLANNING

Residential Development

South Gloucestershire Council granted planning permission for a development described as "Partial demolition of existing single storey rear extension with other associated works to facilitate change of use from public house to dwelling (Class C3) on 10th November 2025.

The Council's reference number is P25/O1842/F.

The planning permission permits the reconfiguration of the property into a 4 bedroom house with extensive living accommodation across the ground and first floors. The property would measure approximately 310sqm (3,337sqft).

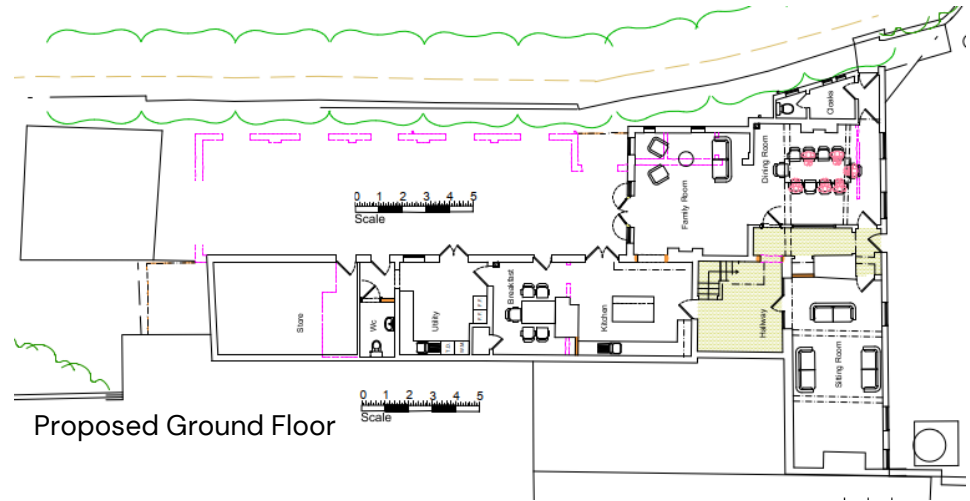
At ground floor, the existing spaces would be transformed into open plan kitchen and living room areas with an additional formal living room, utility room and snug/study. The partial demolition of the single storey infill extension, creates a large patio area which can be accessed directly from these main ground floor rooms.

At first floor, the plans show three well proportioned double bedrooms (one ensuite) alongside a family bathroom to the front of the building, with a fourth master bedroom located at the rear which benefits from both a dressing room and ensuite.

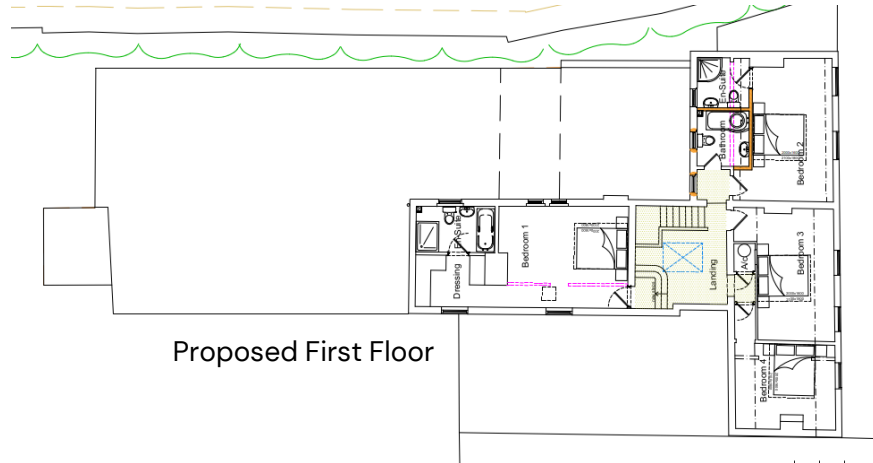
The generous rear grounds enhance this substantial house and offer ample room for an imaginative landscaping design.

The approved development has no community infrastructure levy payment (CIL) to pay.

The purchaser would be entitled to implement the approved scheme or adapt it in line with their own vision.



Proposed Ground Floor



Proposed First Floor

Sales Information

SALES INFORMATION

Public House Information

Licensing

It is understood that the licence permits the sale of alcohol at the following times: Monday to Thursday 10am – 12midnight
Friday & Saturday 10am – 1am
Sunday 10am – 12midnight

The premises also benefits from being permitted to play live and recorded music, host films and indoor sporting events.

Rates

The property is situated in an area administered by South Gloucestershire District Council. The 2023 Rateable Value has been assessed at £2,500, and £6,000 effective 1st April 2026. The ancillary accommodation falls within council tax band C.

Trade

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

EPC

This property's current energy rating is C and is registered on the Commercial EPC register.

Residential Use Information

Planning permission has been granted for the change of use of the property into a single dwelling, however its current use remains as Sui Generis Public House until this permission is implemented.

Should the purchaser wish to implement the planning approval, they will be responsible for discharging all of the relevant planning conditions as listed on the decision notice.

Other Information

The property is not statutory listed and is not located within a conservation area.

The property is located within a Flood Zone 3.

VAT

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

Should the purchaser wish to implement the planning permission and convert the property into residential use, a VAT14ID Form can be completed in order to disapply the VAT.

Legals

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 £5,000 (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 (that cannot be rectified with 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

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional information, which includes all documents relevant to the planning approval, 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.

Important notice

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

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