

Attractive Freehold Freehouse in Affluent Oxfordshire Village - £495,000



Fox Inn, 27 Enstone Road, Middle Barton, Chipping Norton, Oxfordshire, OX7 7BL

Virtual Tour

- Highly attractive freehouse in affluent residential village.
- Characterful trading areas with wealth of beams and original features.
- Three trading areas, 8 space car park, beer patio and beer garden.
- Listed as an Asset of Community Value.
- The Vendor requires clawback/overage provisions - see Tenure paragraph below.

Freehold offers are invited in excess of £495,000 subject to contract and exclusive of VAT where chargeable.

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Matthew Phillips Surveyors

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LOCATION

The Fox lies in the highly attractive Oxfordshire village of Middle Barton fronting the Enstone Road, B4030, the main Road through the village, at its junction with Fox Lane, and adjoining the Edward the Confessor Church. Middle Barton is an affluent residential Village which together with the adjoining smaller hamlet of Westcote Barton, and Steeple Barton, 1 mile to the east, form The Bartons. Road communications are good with both the A4260 and A44 closeby allowing good access to Bicester and Chipping Norton, both of which are within 9 miles to the east and west respectively, and Banbury, 10 miles to the north. The population within 1 km is circa 1557 (Nimbus Maps).

DESCRIPTION

The property, which is Grade II listed, is of two storey stone construction with dormer level under a pitched slate roof with substantial single storey extensions of similar construction to the side and rear. A shale car park for circa 8 vehicles lies alongside with adjacent detached stone outbuilding/garage to one side. The public house benefits from a beer patio directly adjoining the front bar and also a beer garden to the rear of the site. The site area is circa 0.311 acres (Nimbus Maps).

The property is ACV listed. The local community body who nominated the site have indicated a wish to bid and therefore a 6 month moratorium ending on 27th December 2023 has been triggered for them to make a bid. Discussions with parties looking to continue with the existing pub use or other community groups are unaffected within this period.

ACCOMMODATION

Highly characterful front bar with seating for circa 34 customers, part stone and part timber floors, exposed stone walls, ceiling beams, timber servery with ornate timber and mirrored backfittings, Inglenook fireplace, similarly fitted adjoining dining area for 8 covers with hallway adjacent providing access to ladies and gentlemen's customer lavatories. The main restaurant lies in a single storey extension and provides approx. 24 covers, directly served by the catering kitchen, wash up and prep areas.

Upper Floors

The living accommodation is arranged at first and second floor. The bathroom, lounge and a former kitchen now used as stores are at first floor with 2 double bedrooms at second floor.

Basement

Beer cellar and barrel drop.

Outside

Shale surfaced car park for circa 8 cars, beer patio and beer garden.



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GENERAL INFORMATION

Tenure

The property is held freehold and will be made available with the benefit of vacant possession. The Vendor requires clawback/overage provisions in the event that the Buyer secures planning consent for development of the site for uses other than as a public house use.

Services

All mains services are connected to the property.

Licences

The Fox Inn holds a Premises Licence which permits the sale of alcohol on Monday to Thursday and on Sunday from 10:00 to 23:30 hrs and on Friday and Saturday 10:00 to 01:00 hrs.

Town & Country Planning

The Fox Inn is within the area controlled by West Oxfordshire Council. The property is a Grade II listed building and lies within the Bartons Conservation Area.

Fixtures & Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

Rating Assessment

Rateable Value - £5500

The property qualifies for Small Business Rates Relief.

Council Tax Band - A

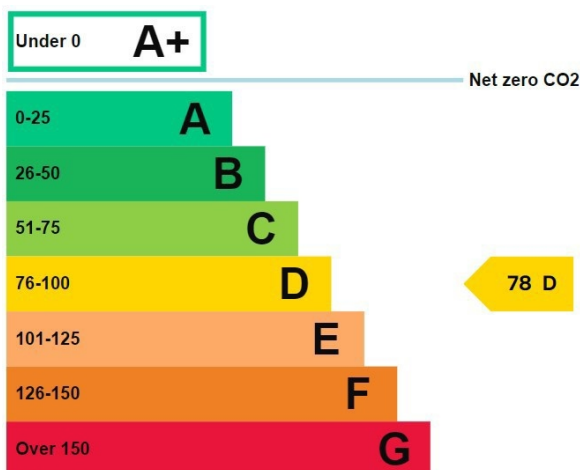
Council Tax Payable - £1,430.28

ASKING PRICE

Freehold offers are invited in excess of £495,000 subject to contract and exclusive of VAT where chargeable. The Vendor requires clawback/overage provisions in the event that the Buyer secures planning consent for development of the site for uses other than as a public house use.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.



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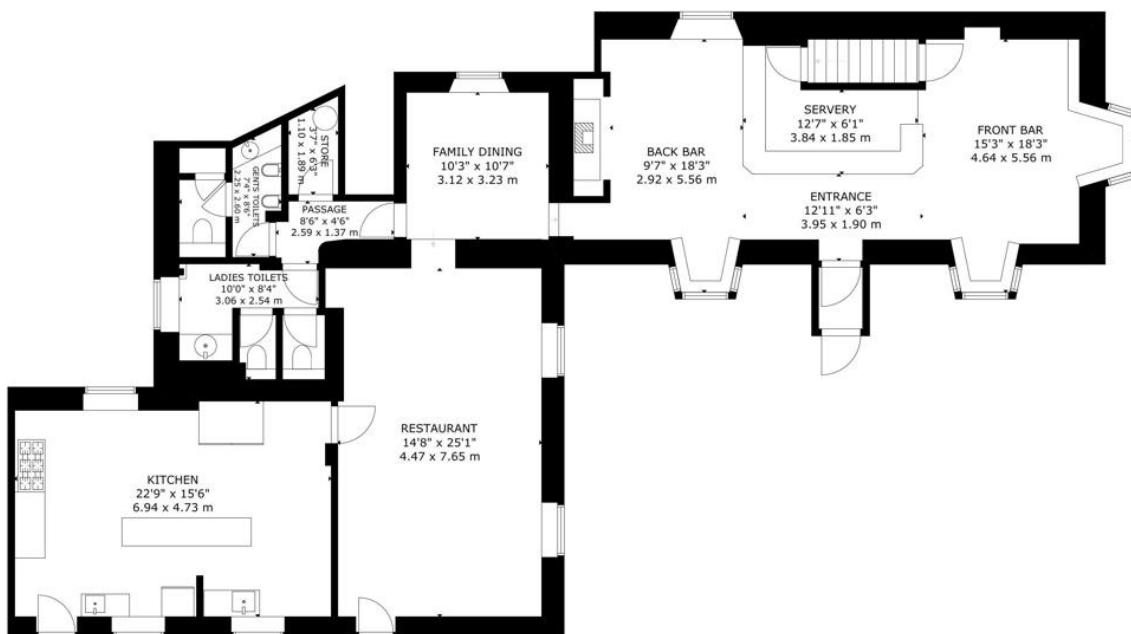
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BASEMENT

GROSS INTERNAL AREA
TOTAL: 181 m²/1,942 sq ft
BASEMENT: 21 m²/222 sq ft GROUND FLOOR: 160 m²/1,720 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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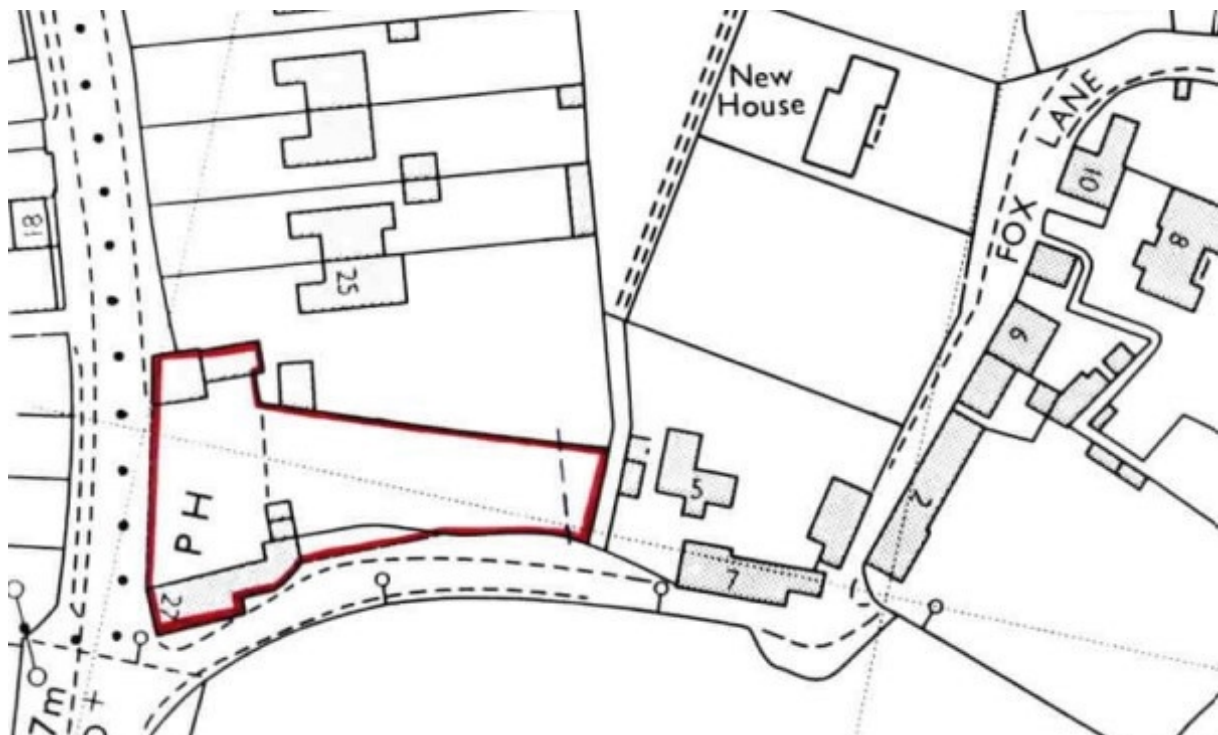
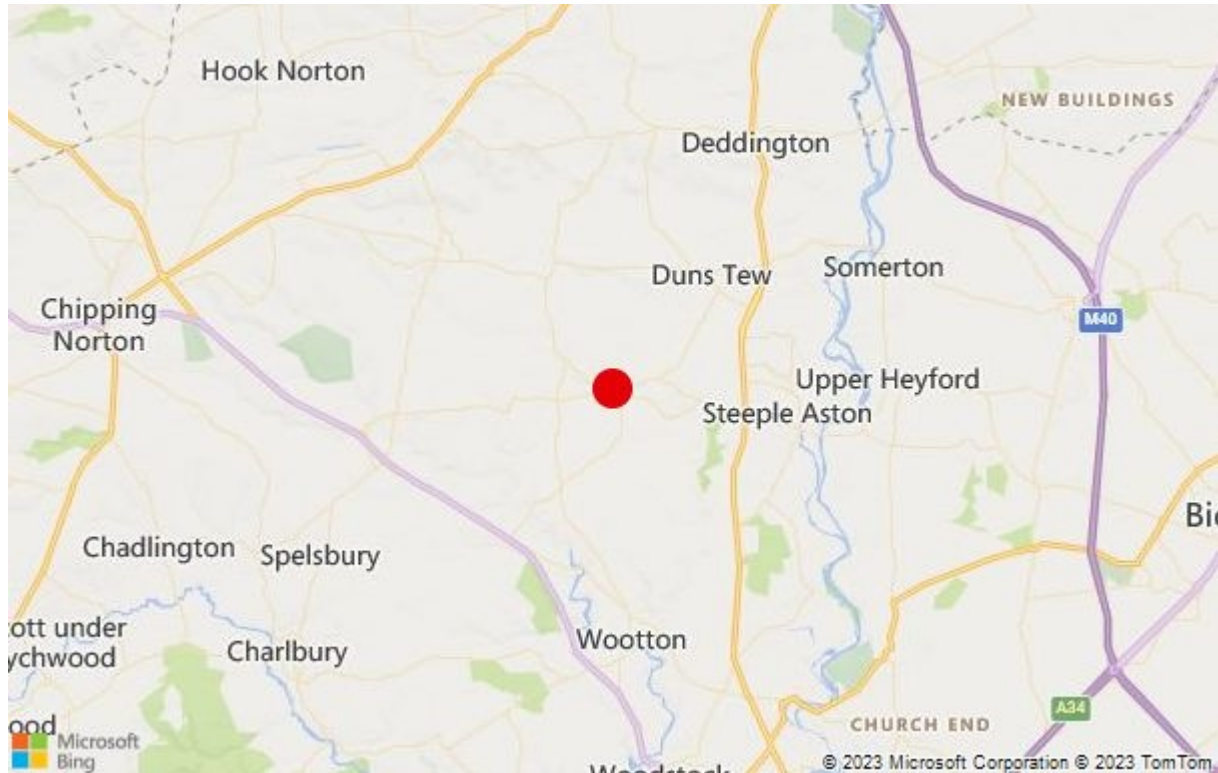


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