

## PUB FOR SALE IN CHARMING OXFORDSHIRE VILLAGE NORTH LEIGH (NEAR WITNEY)



### THE WOODMAN, NEW YATT ROAD, NORTH LEIGH, OXFORDSHIRE, OX29 6TT

- Located circa 4 km (2 ½ mile) north east of Witney
- Total gross internal area approx. 230 sq m (2,500 sq ft)
- Total site area approx. 660 sq m (7,100 sq ft)
- Four room flat to the upper parts  
May suit alternative uses such as:- office, restaurant, community use, educational use, children's daycare nursery, medical facility, gym/studio  
(subject to obtaining the necessary consents)

[VIDEO TOUR](#)

**GUIDE PRICE £325,000 (+VAT)**

**SUBJECT TO CONTRACT**

CounF308

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS • Associate Director C. Criag MSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The pub is situated within the village and civil parish of North Leigh which lies approximately four kilometres (two and a half miles) north east of Witney and 14 ½ kilometres (nine miles) north west of the City of Oxford. The property is surrounded by predominantly low-rise and low-density houses with an abundance of open fields and farmland surrounding the village.

The nearest railway station is Combe which lies just under four kilometres (two and a half miles) to the north east which provides services to Oxford station with a journey time of around 13 minutes. A location plan is attached.

## Description

An imposing two storey, end of terraced pub with stonework elevations built beneath a pitched clay tiled covered roof. The site benefits from forecourt car parking for up to four cars with a trade garden to the rear.

The internal accommodation can be summarised as follows:-

Ground Floor:	Open plan trading area decorated in a traditional style, fitted with a single bar servery, upland cold beer store, a commercial kitchen and a set of customer wc's to the rear and an external storage area.
First Floor:	Manager's flat comprising three bedrooms, a bathroom and lounge with kitchen.

A title plan extract and a set of floor plans are attached.

We have been advised that the property has the following approximate gross internal floor areas:-

Ground Floor	134.5 sq m (1,448 sq ft)
First Floor	96.5 sq m (1,039 sq ft)
Total	231.0 sq m (2,487 sq ft)

Promap Measurements:-

Building Footprint	212 sq m (2,258 sq ft)
Total Site Area	660 sq m (7,100 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 11:00am until 11:30pm Sunday to Wednesday, from 11:00am until 12:30am on Thursday and from 11:30am until 1:30am on Friday and Saturday.

## Planning

From informal enquiry of West Oxfordshire District Council, we have been advised that the property is not listed by English Heritage as being of Special Architectural or Historical Interest and nor does it lie within a conservation area.

## Rating Assessment

The property is listed within the current (2023) Rating List as a Public House and Premises with a Rateable Value of £7,300.

## Basis of Sale / Letting, Further Information & Viewings

Guide price £325,000 + VAT for the freehold interest with vacant possession upon completion. The vendor will seek a planning overage payment of £100,000 for parties seeking to change the use of the public house post completion. For further information or to organise a viewing, please contact either Panayiotis Themistocli on either tel. 07973 856 232 or email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).



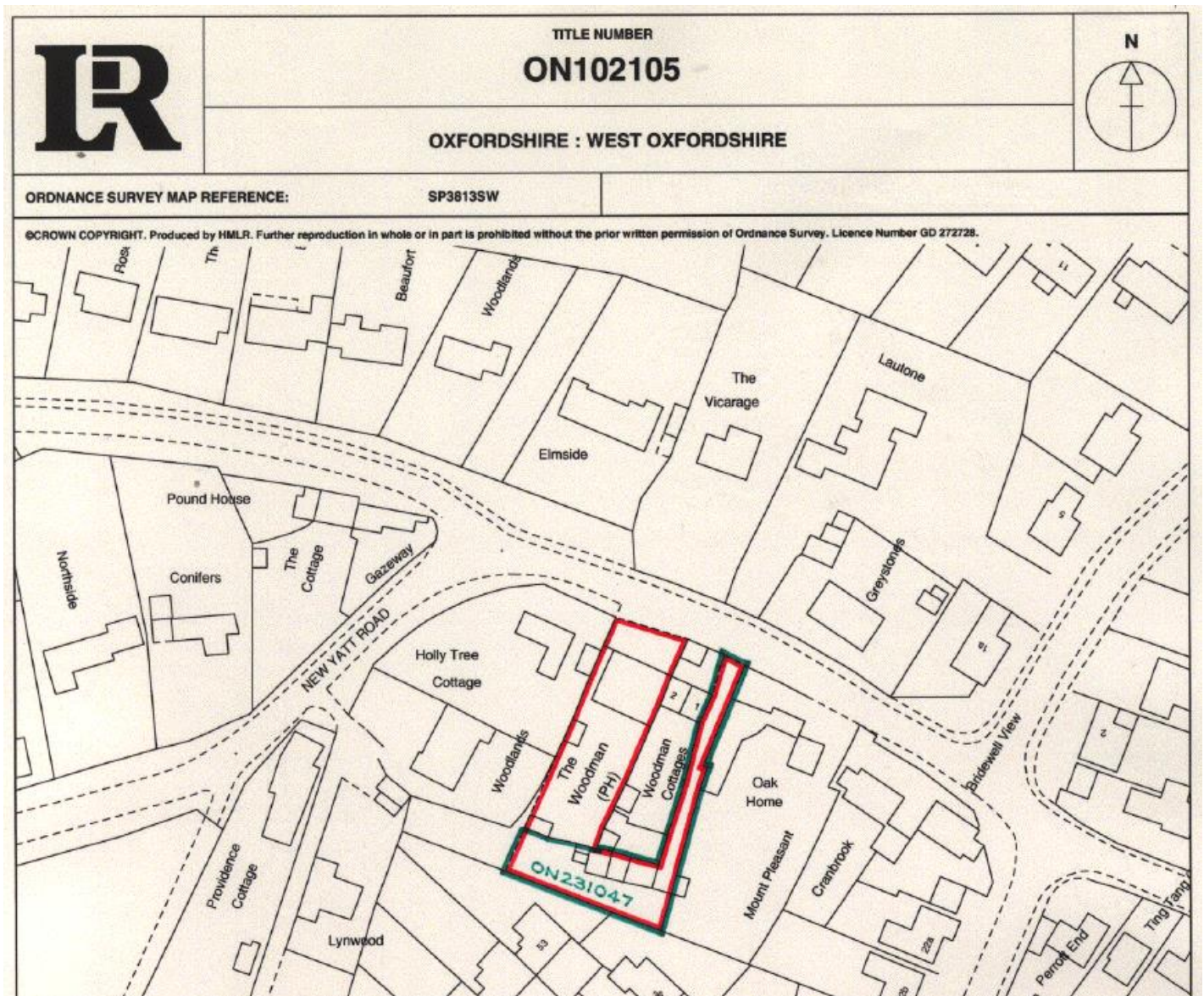
## VIDEO TOUR

(1:11 minute YouTube video clip)

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Site Plan



Please note that the area edged and numbered in green has been removed from the title and is not included within this sale.

Source: HM Land Registry. Not to scale - provided for indicative purposes only.



## Additional Photos

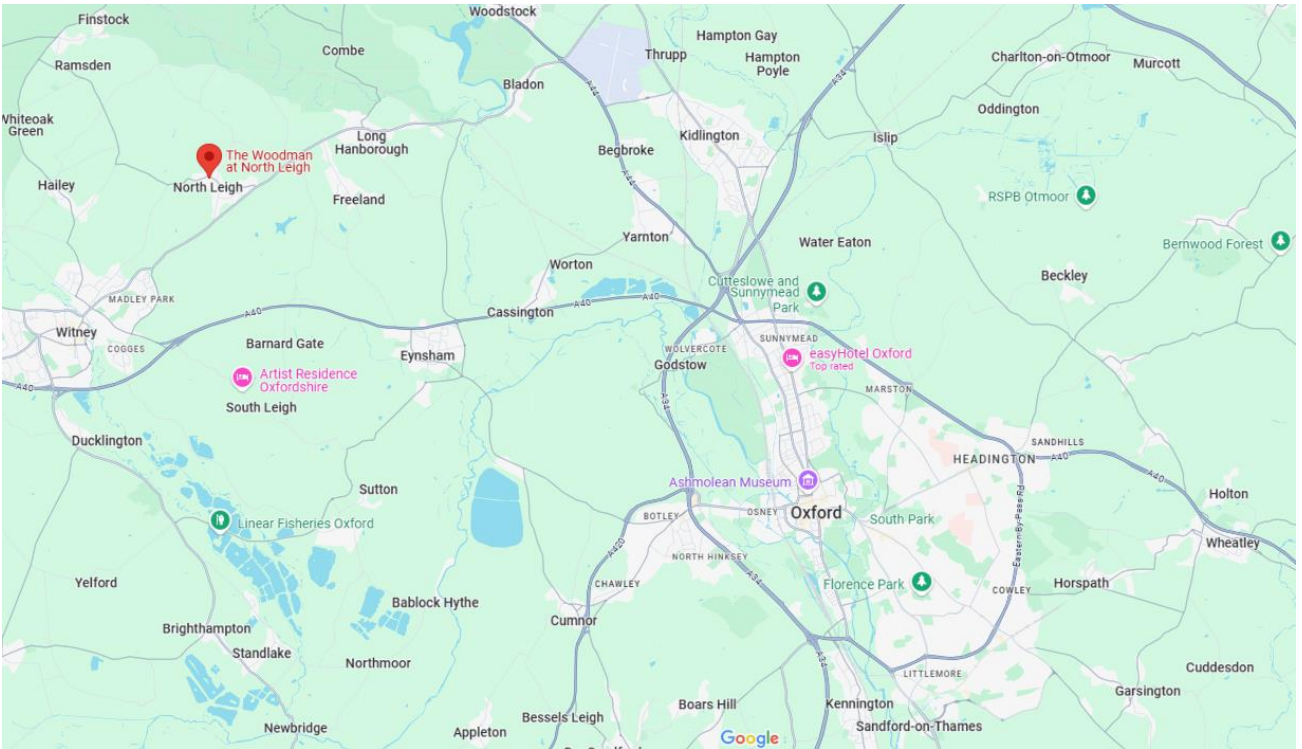






NB:- All red lines drawn around the site on arial photos are provided for indicative purposes only.

Location Plan



Google Maps. Not to scale - Provided for indicative purposes

Floor Plans



Not to scale - provided for indicative purposes only.

EPC

EPC Rating “E” 104 – extract below.

The Woodman Inn  
New Yatt Road  
NORTH LEIGH  
OX29 6TT

Energy rating  
**E**

Valid until  
**29 February 2032**

Certificate number  
**2719-2221-2020-3125-2026**

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	236 square metres

Energy rating and score

This property’s energy rating is E.

