

APPENDIX ONE  
DEMOGRAPHIC DATA

## Neighbourhood Statistics



Original URL: <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=283103&c=OX15+5RQ&d=140&e=10&f=71&g=480241&i=1001x1003x1004x1005&l=141&o=1&m=0&r=0&g=1339582214854&enc=1>

## Approximated Social Grade (UV50)

Period: Apr01

## Area: Cherwell 009 (Middle Layer Super Output Area)

Variable	Measure	Cherwell 009	Cherwell (Non- Metropolitan District)	South East	England
All People Aged 16 and over in Households (Persons) <sup>1</sup>	Count	5,122	101,901	6,232,799	38,393,304
AB: Higher and intermediate managerial / administrative / professional (Persons) <sup>1</sup>	Count	1,629	25,571	1,645,156	8,520,649
C1: Supervisory, clerical, junior managerial / administrative / professional (Persons) <sup>1</sup>	Count	1,774	31,836	2,000,429	11,410,569
C2: Skilled manual workers (Persons) <sup>1</sup>	Count	679	16,757	873,660	5,780,577
D: Semi-skilled and unskilled manual workers (Persons) <sup>1</sup>	Count	514	16,075	876,981	6,538,308
E: On state benefit, unemployed, lowest grade workers (Persons) <sup>1</sup>	Count	526	11,662	836,573	6,143,201

Last Updated: 23 September 2005  
Source: Office for National Statistics

## Notes

<sup>1</sup> National Statistics

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**Area: Cherwell 009E (Lower Layer Super Output Area) 6**

**Travel to Work (KS15) 6**

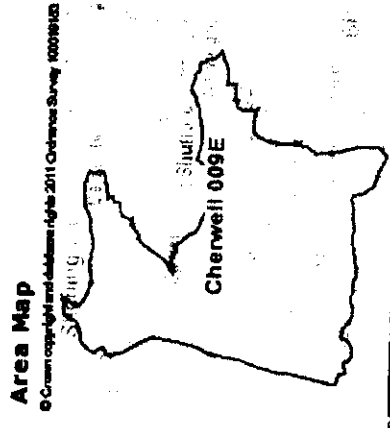
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Period Apr01

Variable	Measure	Cherwell 009E 6	Cherwell (Non-Metropolitan District) 6	South East 6	England 6
All people aged 16-74 in employment (Persons) <sup>1</sup> 6	Count	690	70,240	3,888,756	22,441,498
People who work mainly at or from home (Persons) <sup>1</sup> 6	Count	154	6,779	386,302	2,055,224
People who work mainly at or from home (Persons) <sup>1</sup> 6	%	22.32	9.65	9.93	9.16
People aged 16-74 who usually travel to work by: Underground, Metro, Light Rail or Tram (Persons) <sup>1</sup> 6	Count	5	60	8,949	709,386
People aged 16-74 who usually travel to work by: Underground, Metro, Light Rail or Tram (Persons) <sup>1</sup> 6	%	0.72	0.09	0.23	3.16
People aged 16-74 who usually travel to work by: Train (Persons) <sup>1</sup> 6	Count	12	1,177	218,822	950,023
People aged 16-74 who usually travel to work by: Train (Persons) <sup>1</sup> 6	%	1.74	1.68	5.63	4.23
People aged 16-74 who usually travel to work by: Mini Bus or Coach (Persons) <sup>1</sup> 6	Count	6	3,465	169,312	1,685,361
People aged 16-74 who usually travel to work by: Mini Bus or Coach (Persons) <sup>1</sup> 6	%	0.87	4.93	4.35	7.51
People aged 16-74 who usually travel to work by: Motorcycle, Scooter or Moped (Persons) <sup>1</sup> 6	Count	3	698	43,731	249,456
People aged 16-74 who usually travel to work by: Motorcycle, Scooter or Moped (Persons) <sup>1</sup> 6	%	0.43	0.99	1.12	1.11
People aged 16-74 who usually travel to work by: Driving a Car or Van (Persons) <sup>1</sup> 6	Count	415	42,743	2,301,493	12,324,166



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People aged 16-74 who usually travel to work by: Driving a Car or Van (Persons) <sup>1</sup> ④	%	60.14	60.85	59.18	54.92	<a href="#">Observatories</a>
People aged 16-74 who usually travel to work by: Passenger in a Car or Van (Persons) <sup>1</sup> ④	Count	22	4,604	219,850	1,370,685	<a href="#">CLIP</a> <a href="#">Information for Local Government from Central Government</a>
People aged 16-74 who usually travel to work by: Passenger in a Car or Van (Persons) <sup>1</sup> ④	%	3.19	6.55	5.65	6.11	<a href="#">Association of Research Observatories</a>
People aged 16-74 who travel to work by: Taxi or Minicab (Persons) <sup>1</sup> ④	Count	0	257	16,032	116,503	<a href="#">Oxfordshire Observatory</a>
People aged 16-74 who travel to work by: Taxi or Minicab (Persons) <sup>1</sup> ④	%	0.00	0.37	0.41	0.52	<b>ONS is not responsible for the content of external websites</b>
People aged 16-74 who usually travel to work by: Bicycle (Persons) <sup>1</sup> ④	Count	3	2,755	119,315	634,588	
People aged 16-74 who usually travel to work by: Bicycle (Persons) <sup>1</sup> ④	%	0.43	3.92	3.07	2.83	
People aged 16-74 who usually travel to work by: On foot (Persons) <sup>1</sup> ④	Count	62	7,435	385,450	2,241,901	
People aged 16-74 who usually travel to work by: On foot (Persons) <sup>1</sup> ④	%	8.99	10.59	9.91	9.99	
People aged 16-74 who usually travel to work by: Other (Persons) <sup>1</sup> ④	Count	8	267	19,500	104,205	
People aged 16-74 who usually travel to work by: Other (Persons) <sup>1</sup> ④	%	1.16	0.38	0.50	0.46	
Average distance (km) travelled to fixed place of work (Persons) <sup>1</sup> ④	km	26.97	15.78	14.89	13.31	
Public transport users in households: With car or van (Persons) <sup>1</sup> ④	Count	23	3,949	323,282	2,307,988	
Public transport users in households: With car or van (Persons) <sup>1</sup> ④	%	100.00	83.99	81.41	69.00	
Public transport users in households: Without car or van (Persons) <sup>1</sup> ④	Count	0	750	70,393	1,018,494	
Public transport users in households: Without car or van (Persons) <sup>1</sup> ④	%	0.00	15.95	17.73	30.45	

Last Updated: 02 June 2006

Source: Office for National Statistics

## 1 National Statistics

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APPENDIX TWO  
TRADING ACCOUNTS

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Bishop Blaize Inn

Accounts for the year ending 30 April 2007

Profit and Loss Account - year ending 30 Apr 2007

7 Feb 2006 to 30 Apr 2007

	£	£
Turnover		
Sales		109,937.28
		<hr/>
		109,937.28
Cost of sales		
Purchases	54,889.88	
Cost of sales	1,826.23	
	<hr/>	
	56,716.11	
		<hr/>
		(56,716.11)
Gross profit		53,221.17
Other operating income		
		<hr/>
		53,221.17
Administrative expenses		
Premises	12,013.35	
Staff	15,843.79	
Office	4,257.07	
Motor	2,548.03	
Travel	26.86	
Professional fees	6,141.72	
Finance charges	286.81	
	<hr/>	
		(41,117.63)
Operating profit		12,103.54
Interest payable		(18,343.75)
		<hr/>
Net loss		(6,240.21)

SCANNED

**Bishop Blaize Inn**  
**Accounts for the year ending 30 April 2007**

**Payments - year ending 30 Apr 2007**

Details	Cashbook £	Adjustment £
<b>VAT</b>		
VAT reclaimed on purchases	12,721.14	
	<hr/> 12,721.14	
<b>Purchases</b>		
Coors	8,644.01	
Dayla	7,249.67	
Scottish Newcastle	3,516.26	
Hook Norton	2,895.12	
Purchases of goods	5,466.02	
Oaks	17,293.41	
Costco	1,162.14	
Booker	2,911.55	
Tesco	4,604.37	
M&J Seafoods	665.15	
Spring Fresh	172.85	
Brakes	218.45	
Cooking Oil (Fryers)	90.88	
	<hr/> 54,889.88	
<b>Cost of sales</b>		
Cellar Gas (KGS)	547.03	
Sales promotion	84.00	
Advertising	1,195.20	
	<hr/> 1,826.23	
<b>Premises</b>		
Rates	2,240.27	
Water	785.42	
Grndon	807.32	
Garden	210.00	
Calor Gas	1,415.22	
Electricity	4,995.28	
Oil (Central Heating)	779.98	
Fire Wood	345.50	
Firelighters	5.00	
Repairs to premises	429.36	
	<hr/> 12,013.35	
<b>Staff</b>		
Staff wages and salaries paid (net)	12,136.79	
Casual wages	3,707.00	
	<hr/> 15,843.79	

**Mr S.W. & Mrs S.M. Merchant**  
**Trading and profit and loss account**  
**for the period ended 18 February 2006**

	Period ended 18/02/06		Year ended 31/03/05	
	£	£	£	£
<b>Income</b>				
Sales		174,428		191,742
<b>Cost of sales</b>				
Opening stock	4,840		5,200	
Purchases	79,345		89,065	
	84,185		94,265	
Closing stock	-		(4,840)	
		84,185		89,425
		90,243		102,317
<b>Expenses</b>				
Wages	21,106		21,027	
Rates & water	3,683		3,446	
Insurance	1,346		918	
Light and heat	3,784		5,394	
Cleaning & sundries	1,682		1,583	
Repairs and maintenance	1,560		2,661	
Postage and stationery	168		344	
Advertising	30		330	
Telephone	600		613	
Motor expenses	1,852		1,204	
Legal and professional fees	1,278		738	
Accountancy	1,800		1,200	
Bank charges	1,993		1,745	
Subscriptions	602		433	
Depreciation on fixtures, fittings & equipment	-		1,516	
Profit on disp of intangibles	(5,000)		-	
Profit on disp of tangibles	(41,407)		-	
Capital gains on disp of property	(166,449)		-	
Interest on loans	7,007		6,854	
		164,365		(50,006)
<b>Profit before appropriation</b>		254,608		52,311



Mr S.W. & Mrs S.M. Merchant

Trading and profit and loss account  
for the year ended 31 March 2005

	2005		2004	
	£	£	£	£
<b>Income</b>				
Sales		191,742		177,823
<b>Cost of sales</b>				
Opening stock	5,200		4,800	
Purchases	89,065		83,604	
	<u>94,265</u>		<u>88,404</u>	
Closing stock	(4,840)		(5,200)	
		<u>89,425</u>		<u>83,204</u>
		102,317		94,619
<b>Expenses</b>				
Wages	21,027		18,916	
Rates & water	3,446		3,384	
Insurance	918		1,067	
Light and heat	5,394		2,008	
Cleaning & sundries	1,583		1,850	
Repairs and maintenance	2,661		2,229	
Postage and stationery	344		167	
Advertising	330		265	
Telephone	613		544	
Equipment rental	-		785	
Motor expenses	1,204		918	
Legal and professional fees	738		-	
Accountancy	1,200		997	
Bank charges	1,745		1,696	
Subscriptions	433		430	
Depreciation on fixtures, fittings & equipment	1,516		1,562	
Bank interest	-		138	
Interest on loans	6,854		7,077	
		<u>(50,006)</u>		<u>(44,033)</u>
<b>Profit before appropriation</b>		<u>52,311</u>		<u>50,586</u>

**Mr S.W. & Mrs S.M. Merchant**  
**Trading and profit and loss account**  
**for the year ended 31 March 2004**

	2004		2003	
	£	£	£	£
<b>Income</b>				
Sales		177,823		178,350
<b>Cost of sales</b>				
Opening stock	4,800		4,880	
Purchases	83,604		82,162	
	88,404		87,042	
Closing stock	(5,200)		(4,800)	
		83,204		82,242
		94,619		96,108
<b>Expenses</b>				
Wages	18,916		22,419	
Rates & Water	3,384		2,852	
Insurance	1,067		851	
Light and heat	2,008		4,706	
Cleaning & Sundries	1,850		2,368	
Repairs and maintenance	2,229		1,678	
Postage and stationery	167		51	
Advertising	265		258	
Telephone	544		725	
Equipment rental	785		2,315	
Motor expenses	918		785	
Legal and professional fees	-		2,298	
Accountancy	997		950	
Bank charges	1,696		1,770	
Sundry expenses	-		1	
Subscriptions	430		351	
Depreciation on fixtures, fittings & equipment	1,562		1,515	
Bank interest	138		4	
Interest on loans	7,077		10,649	
		(44,033)		(56,546)
<b>Profit before appropriation</b>		50,586		39,562

Mr S.W. & Mrs S.M. Merchant

Trading and profit and loss account  
for the year ended 31 March 2003

	2003		2002	
	£	£	£	£
<b>Income</b>				
Sales		178,350		171,628
<b>Cost of sales</b>				
Opening stock	4,880		5,200	
Purchases	82,162		80,753	
	<u>87,042</u>		<u>85,953</u>	
Closing stock	(4,800)		(4,880)	
		<u>82,242</u>		<u>81,073</u>
		96,108		90,555
<b>Expenses</b>				
Wages	22,419		14,902	
Rates & Water	2,852		2,708	
Insurance	851		751	
Light and heat	4,706		3,438	
Cleaning & Sundries	2,368		1,844	
Repairs and maintenance	1,678		3,542	
Postage and stationery	51		245	
Advertising	258		397	
Telephone	725		502	
Equipment rental	2,315		2,186	
Motor expenses	785		974	
Legal and professional fees	2,298		136	
Accountancy	950		950	
Bank charges	1,770		1,613	
Sundry expenses	1		-	
Subscriptions	351		409	
Depreciation on fixtures, fittings & equipment	1,515		1,182	
Bank interest	4		-	
Interest on loans	10,649		12,131	
		<u>(56,546)</u>		<u>(47,910)</u>
<b>Profit before appropriation</b>		<u>39,562</u>		<u>42,645</u>

Mr S.W. & Mrs S.M. Merchant

Trading and profit and loss account  
for the year ended 31 March 2002

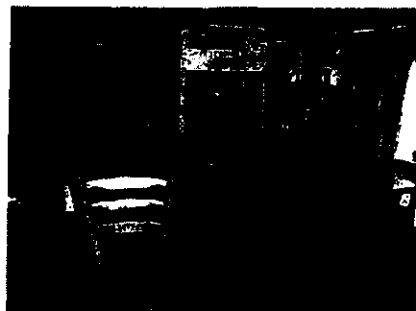
	2002		2001	
	£	£	£	£
<b>Income</b>				
Sales		171,628		171,676
<b>Cost of sales</b>				
Opening stock and work-in-progress	5,200		4,650	
Purchases	80,753		81,097	
	<u>85,953</u>		<u>85,747</u>	
Closing stock and work-in-progress	(4,880)		(5,200)	
		<u>81,073</u>		<u>80,547</u>
		90,555		91,129
<b>Expenses</b>				
Wages and salaries	14,902		16,444	
Rates & Water	2,708		2,510	
Insurance	751		686	
Light and heat	3,438		2,738	
Cleaning & Sundries	1,844		1,325	
Repairs and maintenance	3,542		4,081	
Printing, postage and stationery	245		241	
Advertising	397		64	
Telephone and fax	502		438	
Hire of equipment	2,186		2,093	
Motor-running expenses	974		875	
Legal and professional fees	136		135	
Accountancy	950		940	
Bank charges & Interest	1,613		1,407	
Subscriptions	409		245	
Depreciation on FF & Equipment	1,182		1,266	
Interest on loans	12,131		13,046	
		<u>(47,910)</u>		<u>(48,534)</u>
<b>Profit before appropriation</b>		<u>42,645</u>		<u>42,595</u>

APPENDIX THREE

SALES DETAILS RE THE FOX, LEAFIELD

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**Fox Inn**  
The Green  
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Oxfordshire  
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- n Character village inn
- n Attractive open plan lounge bar
- n Three en suite letting bedrooms
- n Three bedroom owners flat
- n Car park, gardens, patio
- n Currently closed

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**Freehold £300,000**

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## Fox Inn

The large and thriving village of Leafield is situated in West Oxfordshire. It has many fine character Cotswold stone buildings and still benefits from many community features including shop and post office, garage, primary school and Church situated at one end of the large village green. The town of Witney is some 4 miles distant and Oxford 14 miles. The Fox is also prominently situated fronting the village green, of stone elevations beneath tiled roofs.

### ACCOMMODATION

#### GROUND FLOOR

Entrance hallway with quarry tiled floor leading into 'L' shaped Main Bar, an attractive room having part exposed stone walls, two open stone fireplaces, tiled floor throughout, timber supporting beams, darts throw, space for pool table having assorted seating for some 25 customers spaciouly arranged. Attractive timber fronted single return fronted polished wood counter to the bar servery which has altro non slip floor. Side hallway off which are the Ladies and Gentlemen's Toilets and access to rear car park and garden. Rear passageway used for storage. Below ground Cellar. Catering Kitchen with non slip floor in two sections, part tiled walls, stainless steel extraction canopy and second section a wash up area and fridge freezer.

#### FIRST FLOOR

Extensive accommodation having separate external staircase from rear yard to letting accommodation comprising Letting Bedroom 1, double size having en suite bathroom with WC and wash hand basin. Letting Bedroom 2 single size with en suite shower, WC and wash hand basin. Letting Bedroom 3, double size with en suite bathroom, panelled bath, WC and wash hand basin. Internal door to private accommodation from letting bedroom 3 comprising Lounge with laminate floor, exposed stone walls. Bedroom 1, double size. Bathroom with panelled bath with shower over, WC and wash hand basin. Bedroom 2, double size. Bedroom 3, double size with built in wardrobes.

#### OUTSIDE

To the front of the property is the Forecourt Patio with 'A' frame picnic bench furniture. Side and rear lawned Trade Garden and further patio areas with picnic bench furniture and including Aunt Sally Piste and rear tarmacademed parking area. Enclosed rear Yard.

### THE BUSINESS

The property has hitherto been let on a traditional brewers style tenancy and therefore no trading information is available.

Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this property. It will appeal to prospective purchasers looking for a village inn with good size accommodation which can either be utilised for letting purposes, those with larger families or business partners. It should be noted that the property and business is now closed.

### LICENCE

A Premises Licence is held.

### SERVICES

All mains services are connected to the property.

### TENURE & PRICE

Freehold £300,000 to include fixtures and fittings.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold property at the standard rate on 90% of the price obtained. Purchasers may wish to satisfy themselves from independent professional advice that this VAT may be reclaimed.

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Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA

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