

LICENSED FREEHOLD PREMISES

The North Arms

Raydon Hill, Wroxton, Nr Banbury OX15 6PY

For Sale Freehold

Price £275,000 PLUS VAT

Sole Selling Agents

PROPERTY DETAILS



A thatched Grade II listed three storey property located in the heart of the delightful Oxfordshire village of Wroxton

- **Mellow stone built public house dating back to the 17th century**
- **Atmospheric trade rooms with beams and open fireplaces**
- **Delightful village location near to the duck pond**

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Location

Wroxton is located by the side of the A422 Banbury to Stratford on Avon road. This pretty Oxfordshire village contains many mellow Horton Ironstone and thatch cottages. Much of the village has remained unchanged over the centuries and offers a sylvan countryside setting complete with a duck pond.

Accommodation

The North Arms is a three storey thatched public house constructed from Ironstone ashlar and rubble. The substantial Grade II listed property dates in parts back to the 17th century and is situated in the centre of the village. Trading areas at the pub comprise an atmospheric main bar complete with many retained period features including an Inglenook fireplace and exposed beams. Linked to the bar is a twenty two cover dining area. Ancillary trading areas include a commercial kitchen, dry store and walk in refrigerator, customer WC's, and lower ground floor cellarage. Domestic accommodation is located on the first floor and comprises 2/3 bedrooms, living room and bathroom.

The ground floor GIA is approximately 1,829 square feet
The property sits in a plot size of circa of 0.272 acres

General Information

Rating.

Current Rateable Value is assessed at £10,000.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

It is understood that the property is connected to all mains services.

Trading

The premises are currently open and trading.

Tenure

The property is being sold freehold with vacant possession.

Fixture and Fittings and Stock

Trade fixtures and fittings remaining in the property at time of completion are included in the sale with the exception of beer raising equipment and all items owned by third parties.

Stock and glassware are to be purchased on the day of completion.

EPC

An EPC is included as part of these sales details.

VAT

VAT will be applicable on the sale of this property.

Viewings

For all viewing instructions contact this properties sole selling agents.

Contact: Timothy Meek (tim@jamesabaker.co.uk) or George Walker (george@jamesabaker.co.uk) at the address below.

Property Misdescriptions Act 1991

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1.The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract. 2.Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. 3.It is emphasised that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above. 4.No person in the Employment of James A Baker has any authority to make or give any representation or warranty whatsoever in relation to this property.



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Energy Performance Certificate Non-Domestic Building



North Arms Inn
Mills Lane
Wroxton
BANBURY
OX15 6PY

Certificate Reference Number:
0694-9631-2030-1000-8003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

80

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel:	LPG
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	290
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	73.6

Benchmarks

Buildings similar to this one
could have ratings as follows:

38 If newly built

62 If typical of the
existing stock

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Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: DesignBuilder SBEM v2.2 using calculation engine SBEM v3.5.a.0
Property Reference: 842066010000
Assessor Name: Miss Stacey Robinson
Assessor Number: QUID200939
Accreditation Scheme: Quidos Ltd
Employer/Trading Name: BES Consulting Ltd
Employer/Trading Address: BES House 10 Broad Lane Moldgreen Huddersfield HD5 9BX
Issue Date: 06 Aug 2010
Valid Until: 05 Aug 2020 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner
Recommendations for improving the property are contained in Report Reference Number: 0930-8906-0420-1100-6044

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

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