



## Lampet Arms Tadmarton, Banbury

- Cotswolds village inn near Banbury
- 4 well presented letting bedrooms
- Lovely 3 bedroom accommodation for owners
- Lightly traded sub VAT – lots of scope

**£275,000 Freehold**

### CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Property Ref: 303484

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## Lampet Arms, Tadmarton, Banbury, OX15 5TB



The Lampet Arms is a very lightly traded village inn with good public areas and four very nice letting bedrooms in a detached stone-built block. The trading areas are complemented by spacious accommodation for resident owners above. The pub had an unusual genesis – it was built as a railway tavern in a village to which the railway never came! While the train did not arrive, lots of cars do – travelling this busy B road between Banbury and Shipston-on-Stour, and Tadmarton is a good sized village with a decent catchment.

Tadmarton is just five miles west of Banbury and is a pretty village with a manor house, a lovely Norman church and just one pub – the Lampet Arms, prominently situated on the main road. This is lovely North Cotswolds countryside at its best, rolling fields and plenty of attractions for visitors and residents alike. Banbury is a bustling commercial centre these days, with the M40 putting Birmingham within an hour's drive and central London only 1.5 hours away.

Our clients purchased the business in 2004, always seeing the Lampet Arms as a relatively low key business venture. In recent years sadly they have both suffered from illness. This has seriously curtailed their ability to drive the business forward and which now causes them to need to sell up and move on.

### THE PROPERTY

The property was built in Victorian times and is constructed of brick (rendered and painted on the front elevation) with a pitched, slate covered roof. Accommodation is arranged on ground and first floors with cellars.

The detached bedroom block is a single storey stone building.

### PUBLIC AREAS

The airy L-shaped Bar has an attractive open fireplace and pool table and darts throw area. The Bar seats around 20 with plenty of standing space. The Dining section also has an attractive Victorian fireplace and this can seat 16.

### LETTING BEDROOMS

Four bedrooms to sleep 12 (one double, one double plus single, one triple room and one double with two singles). Three bedrooms have a bath with shower over with one having an en suite shower room. All rooms are centrally heated and have direct dial telephones, colour television, radio alarm, tea and coffee making facilities.

### OWNERS' ACCOMMODATION

Occupying the whole of the first floor is a lovely suite of rooms for owners. There is a separate entrance at the rear of the property and the accommodation comprises living room with attractive views to the countryside north of Tadmarton, three bedrooms (one en suite) and an office.

### SERVICE AREAS

Good sized commercial kitchen. Beer cellar.

### SERVICES

Cherwell District Council at Bicester 01295 227001.  
Mains electricity, water and drainage. Oil-fired central heating and LPG for cooking.



## WEBSITE

[www.lampetarms.com](http://www.lampetarms.com)

## TRADE

Lightly traded, the business turns over below the VAT threshold of £73,000.

## PRICE

£275,000 for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

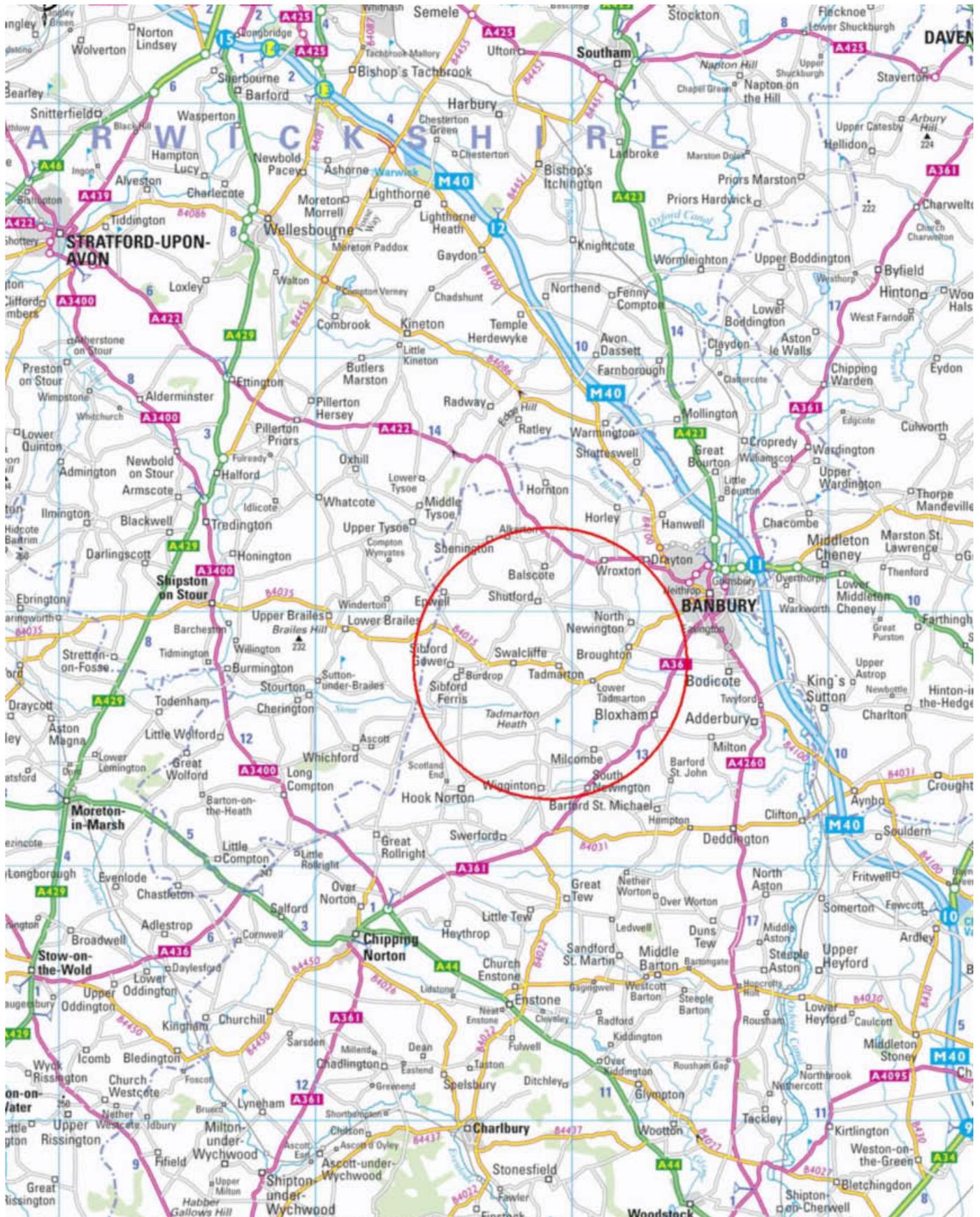
## DIRECTIONS

From Banbury centre head south west on the B4035 towards Shipston-on-Stour. On entering the village of Tadmarton the property is on your right hand side.

Shipston-on-Stour 9 miles, Chipping Norton 10, Stratford-upon-Avon 19, Birmingham 45 and London 78.



# Lampet Arms, Tadmarton, Banbury, OX15 5TB



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# Energy Performance Certificate

Non-Domestic Building



Lampet Arms  
Upper Tadmarton  
BANBURY  
OX15 5TB

Certificate Reference Number:  
9675-3047-0224-0200-8501

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 93 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	142
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	183.77

## Benchmarks

Buildings similar to this one could have rating as follows:

40 If newly built

108 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

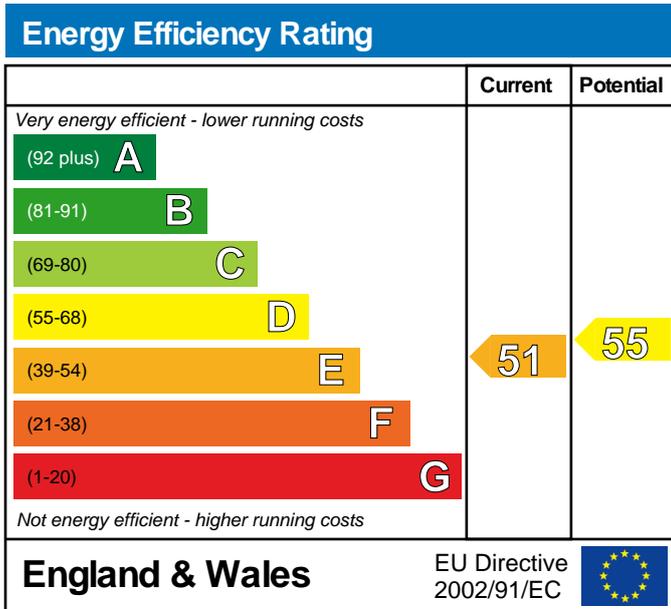
# Energy Performance Certificate



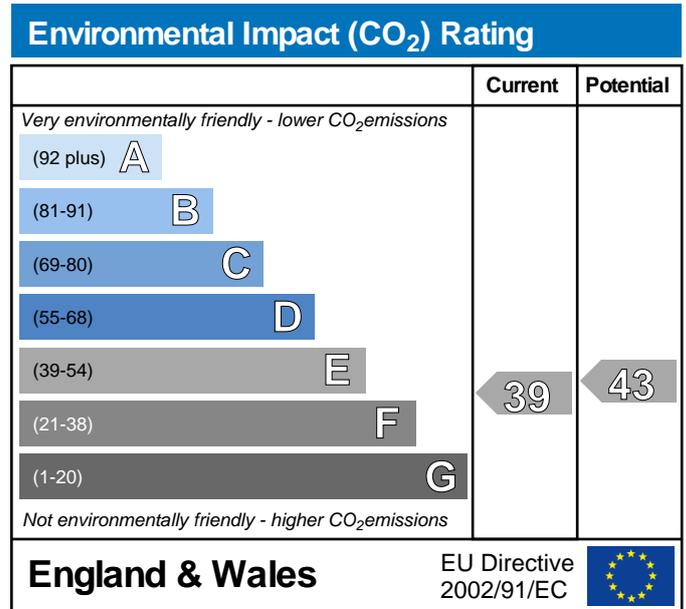
Lampet Arms  
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Dwelling type: Ground-floor maisonette  
Date of assessment: 08 March 2012  
Date of certificate: 16 March 2012  
Reference number: 9268-7070-6297-9262-5964  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 151 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	253 kWh/m <sup>2</sup> per year	231 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.7 tonnes per year	8.8 tonnes per year
Lighting	£99 per year	£70 per year
Heating	£1427 per year	£1311 per year
Hot water	£154 per year	£147 per year

### You could save up to £151 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

# Energy Performance Certificate

Non-Domestic Building



**THE BARN**  
Lampet Arms  
Upper Tadmarton  
BANBURY  
OX15 5TB

**Certificate Reference Number:**  
0861-0232-7249-5407-5002

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**58** This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	107
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	161.52

## Benchmarks

Buildings similar to this one could have rating as follows:

**36**

If newly built

**95**

If typical of the existing stock

## Green Deal Information

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