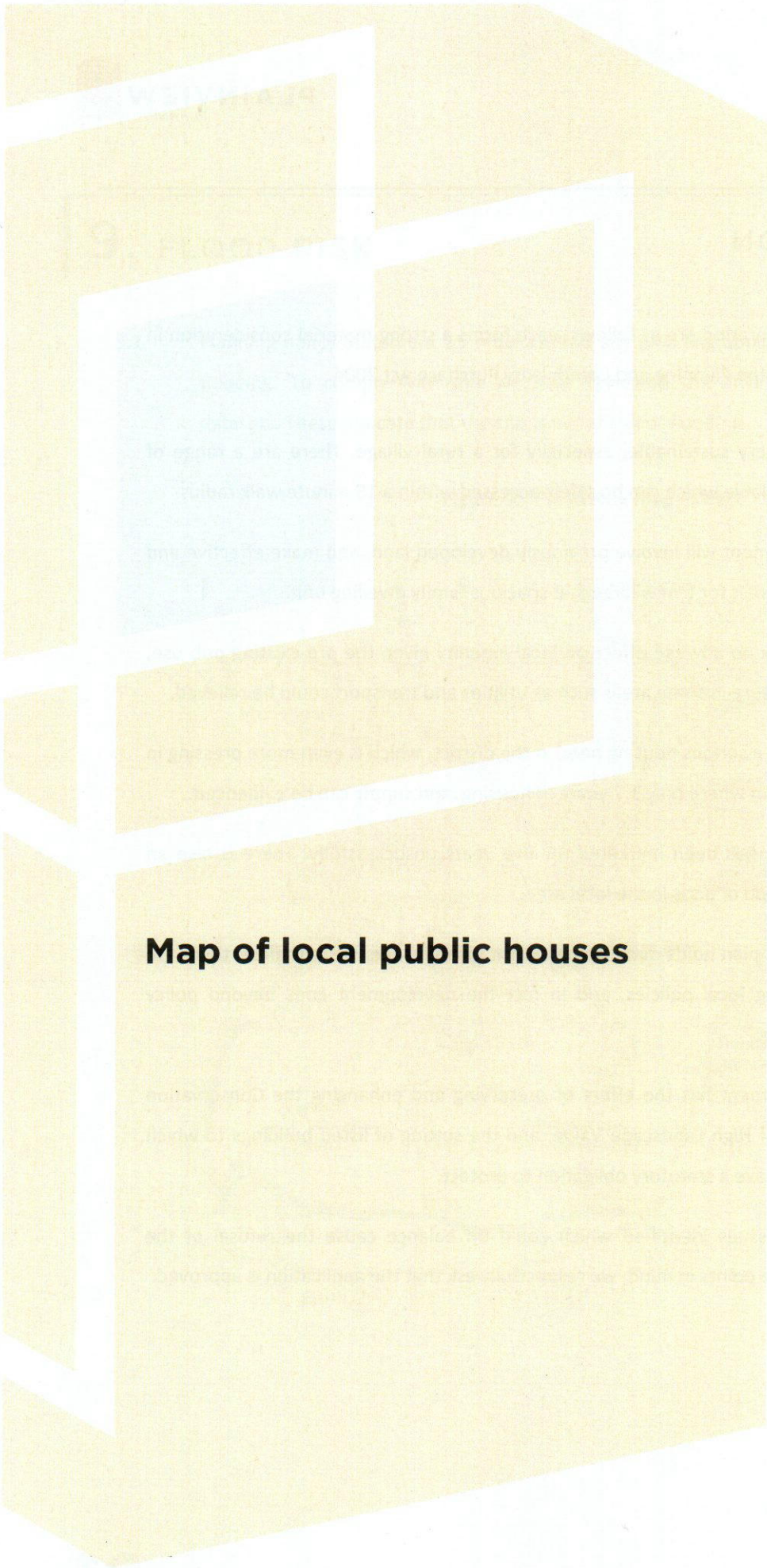


the entrance to the village. These factors result in a serious and material degradation of the visual appearance of the conservation area, as well as the setting of the listed buildings which can only get worse as time progresses. It forms part of our case that the domestication of the building will ensure its upkeep, maintenance and long term future within the village, and appease further impact on visual amenity.

SUMMARY

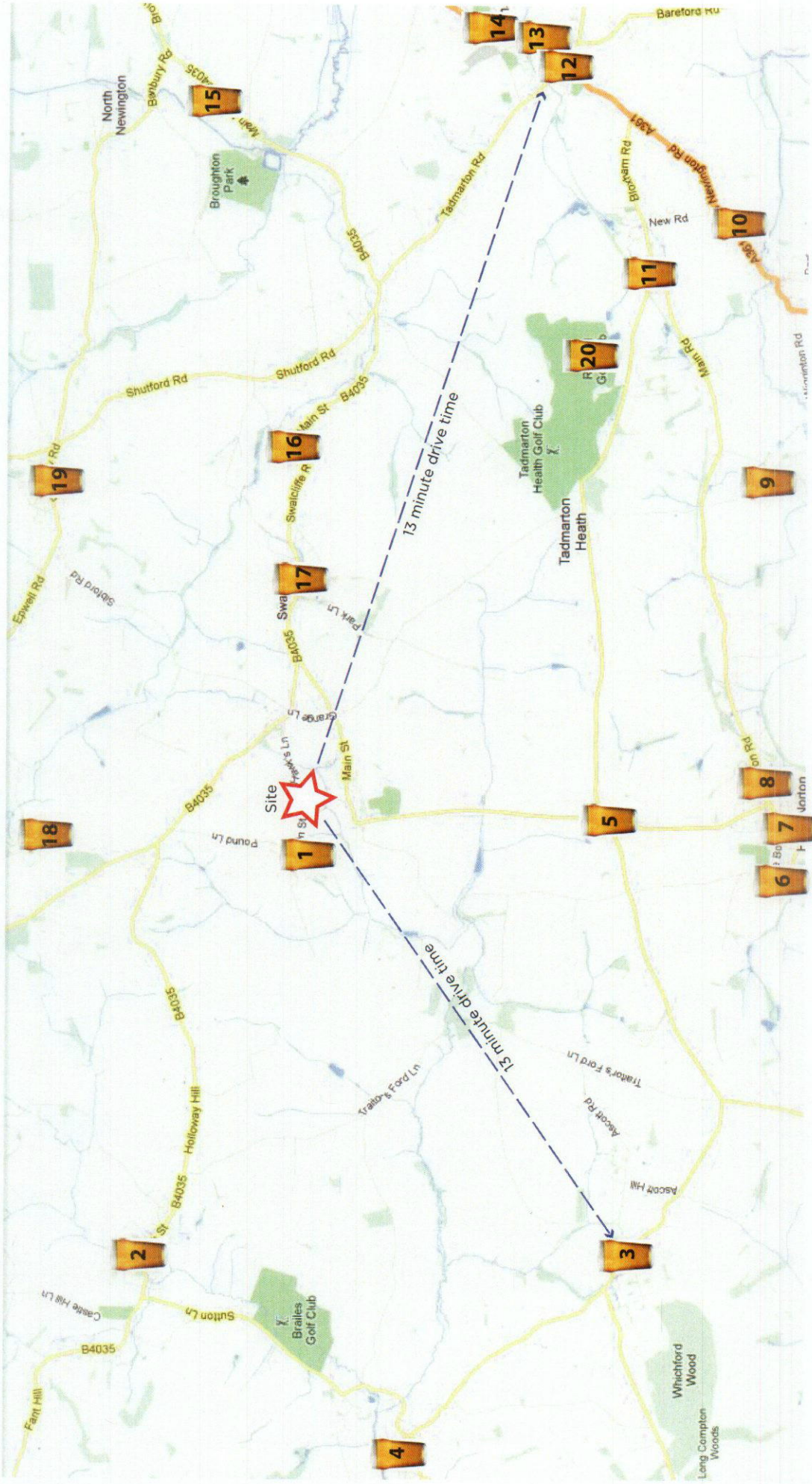
The adopted local plan can be seen to carry diminishing weight, and more up to date policy has not been adopted or drafted. Nevertheless, local policy (supported by the national planning policy position) supports rural family dwellings, in sustainable locations, and making efficient use of land which this development represents. The principle of new housing in Burdrop is also supported. The development will also protect and enhance the setting of listed buildings, the Conservation Area, and the Area of High Landscape Value.

Appendix **A**

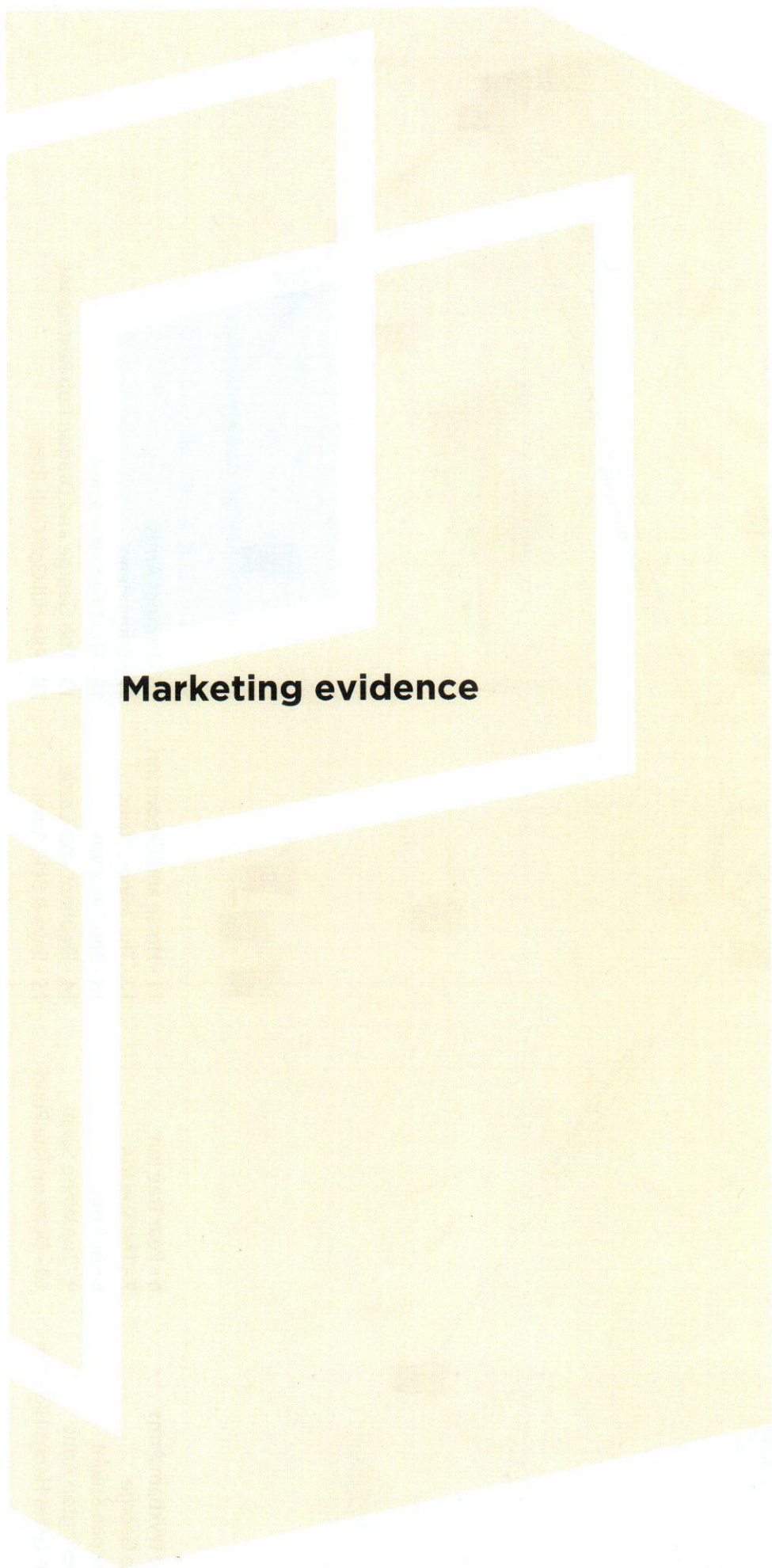


Map of local public houses

Pubs in local area



- | | | | |
|------------------------------|-----------------------|--------------------------|---|
| 1 - The Wykham Arms | 6 - Pear Tree Inn | 11 - Horse and Groom Inn | 16 - Lampet Arms |
| 2 - The George | 7 - The Sun Inn | 12 - The Joiners Arms | 17 - Stags Head |
| 3 - Norman Knight | 8 - Bell Inn | 13 - The Red Lion | 18 - The Chandlers Arms |
| 4 - Cherington Arms | 9 - The White Swan | 14 - Elephant and Castle | 19 - The George and Dragon Pub Restaurant |
| 5 - The Gates Hangs High Inn | 10 - Duck on The Pond | 15 - Saye & Sele Arms | 20 - Rye Hill Golf Club (bar) |



Marketing evidence

Appendix B

© 2007 Pearson Education, Inc. All rights reserved.

humberstones

National Specialist Agents and Valuers

PRIVATE AND CONFIDENTIAL

Mr G Noquet
The Bishops Blaze
Burdrop
Sibford Gower
OX15 5RQ

Our Ref RMJ

28 March 2006

Dear Mr Noquet

Re: THE BISHOPS BLAZE

Thank you for your time yesterday, it was a pleasure to meet with you

Following our meeting it is my opinion that a suitable asking price for The Bishops Blaze should be £600,000 for the Freehold and business complete with stock in trade to be taken at valuation

I realise that this is less than you were hoping for however I do not feel a higher price would be achievable. If you feel Humberstones can be of service to you I would be delighted to act on your behalf to introduce a suitable purchaser to you. Just as soon as this time arrives please do not hesitate to contact me.

I have enclosed the information you lent me, should you have any queries please do not hesitate to contact me.

Yours sincerely



Ross Jefferson
ross@humberstones.uk.com



Low Barn, Sheepway, Portbury, Bristol BS20 7TF
Tel 08707 896689 Fax 08707 895589 email south@humberstones.co.uk www.humberstones.co.uk
Other offices Nationwide

Humberstones (Business Sales) Ltd Registered in England 1002676 VAT Reg No 567 5545 03

17th July 2006

Hotels, Restaurants,
Pubs & Leisure

www.fleurets.com

Bedford House
23 Richmond Hill
Bristol BS8 1BA

tel 0117 923 8090
fax 0117 923 8470
email bristol@fleurets.com

Strictly Private & Confidential

Mrs J Noquet
Darrah Farm
Gibbins Lane
Warfield
Bracknell
Berkshire
RG42 6AP

Dear Jackie

Bishops Blaize, Burdrop, Sibford Gower OX15 5RQ

I recently had strong interest expressed from a prospective purchaser who has requested the following information:-

1. A plan of the site to confirm to confirm total ownership.
2. A copy of the planning permission plus plans for the extension.
3. Confirmation of any rights of way across the car park.
4. Up to date trading information to include profit & loss accounts, VAT Returns and/or management figures if the full years profit and loss accounts are not yet available.

I look forward to receiving this information at your earliest convenience.

Yours sincerely



Chris Irving

National Coverage
London Manchester Leeds
Birmingham Bristol Brighton
Sudbury

Established circa 1820

Directors

B J Gilham FRICS MCIAA
J A Nicholl FRICS
W M Graham BSc FRICS
M C Willis FRICS
R Whittle

P G Newby BSc FRICS MCIAA
Y H Martin BSc(Hons) MRICS

Divisional Directors

A J Whelan BSc(Hons)
S M Hall BSc MRICS
G N Bunn BSc(Hons) MRICS ACIAA
R Chess BSc(Hons) FRICS

Associates

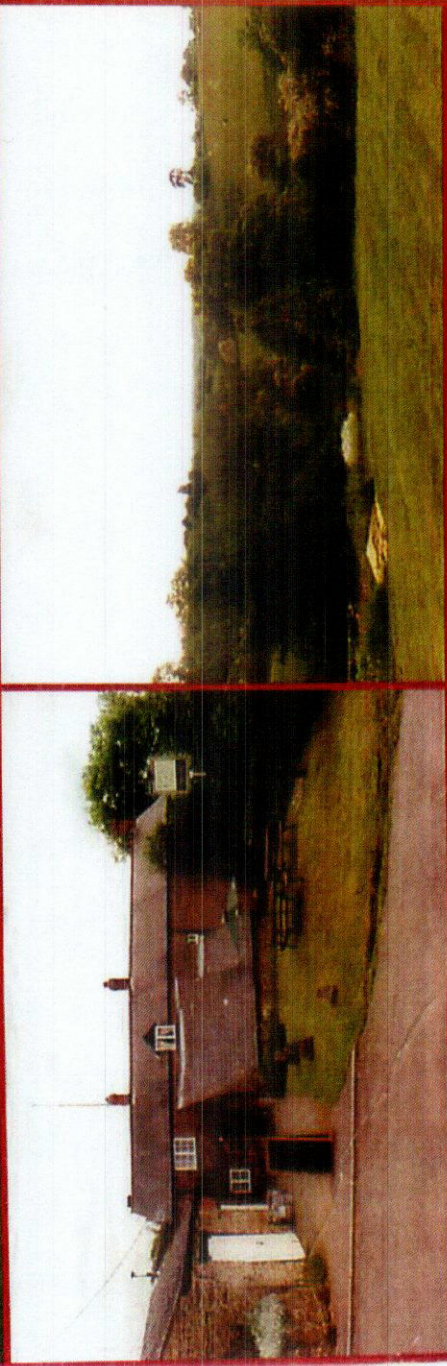
A J Millard
D C Sutcliffe BSc MRICS
N St V Earee
L D Watmough BA(Hons) MSc MRICS
S Parsons BSc MRICS
S Owens FRICS ACIAA
C B Campbell
R A Negus BSc MRICS
C A Irving BSc MRICS
P C Hardwick BSc(Hons) MRICS
M G Churchouse BSc MRICS
A L Jenkins
S Rodell BSc(Hons) MRICS
A M Tudor BSc(Hons) MRICS
A R Barnes BSc(Hons) MRICS
M J J Yass BSc MRICS
W C D Cuthbert BSc(Hons) MRICS
T J Martin

Company Secretary
C F Barger

Fleurets Limited. Registered Office:
4 Roger Street, London WC1N 2JX
Registered in England. Number: 2223330

BISHOPS BLAIZE

Burdrop : Sibford Gower : Oxfordshire : OX15 5RQ



Fleurets

CHARTERED SURVEYORS

Hotels, Restaurants, Pubs & Leisure

COTSWOLDS

Idyllic village setting

Character building in elevated position

*Superb countryside views from pub
and gardens*

*Open plan bar and dining areas –
planning consent to extend*

*Excellent 3 bedroom private
accommodation*

**FREEHOLD & CONTENTS
GUIDE PRICE £600,000 + SAV**

SOLE SELLING RIGHTS

LOCAL KNOWLEDGE • NATIONAL EXPOSURE • EXPERT ADVICE

W-91053

BISHOPS BLAIZE, BURDROP

OVERVIEW

The Bishops Blaize provides an excellent opportunity for purchasers to acquire a public house in a village location with excellent views over the Cotswold countryside. The pub is available as the owners wish to relocate closer to the family home and after improving the premises reluctantly offer the pub for sale.

The nature of the trade will enable any purchaser to be involved in the local community as there is a good level of wet trade, which is complemented by significant food income from tourists and the surrounding villages and towns. This increases during the summer months as people are attracted to the elevated gardens.

Our clients have obtained planning permission to extend the restaurant which will then enable operators to benefit from improved year round trading.

LOCATION

Sibford Gower is positioned just off the B4035 which links Banbury to Shipston on Stour, in an area of the Cotswolds which provides idyllic rolling countryside. The area is well known as a tourist attraction, it also provides purchasers with an idyllic location in which to live within easy travelling distance (about 9 miles) of Banbury, a town which sees continued expansion primarily due to its accessibility to the M40 junction 11.

One of the strong features of the Bishops Blaize are the countryside views which attract significant customers to the beer garden and therefore an inspection is highly recommended.

THE PROPERTY

The Bishops Blaize provides a classic detached cottage style public house in a Cotswold village, constructed with stone elevations under a pitched tile roof on ground and first floors. The premises have been extended to the rear and also benefit from a single storey barn/storage area to the front. The pub provides character open plan trading accommodation with beams, exposed stonework, a feature fireplace, as well as a well equipped trade kitchen and three bedroom private accommodation. At the front of the premises is a small beer garden and to the rear a terraced area leading on to large lawns with views across the Cotswold countryside.

THE BUSINESS

The pub attracts good local wet trade throughout the winter and summer. The food offering attracts both locals and tourists with average main courses being circa £12 per head, the trade increases in the summer with people wishing to use the gardens. We are awaiting profit and loss accounts which will be provided when available to interested applicants.

ACCOMMODATION

Briefly comprising the following:

GROUND FLOOR

BAR with feature curved bar servery, beams, feature fireplace with wood burner, this area leads to the DINING AREA which provides circa 24 covers, feature beams, views over the gardens and across the Cotswold countryside.

LOUNGE AREA - at lower level than main bar, is a further area presently containing soft furnishings but could alternatively be used for further dining. This area provides access to the beer terrace.

TRADE KITCHEN which is well equipped with tiled walls and fridge/freezer room.

TOILETS

Gents - urinals, WC and three wash hand basins.
Ladies - 2 WCs and two wash hand basins.

BEER STORE - temperature controlled.

FIRST FLOOR

Accessed either from car park level or from within the ground floor of the public house, it provides three bedrooms, lounge and bathroom with bath, wash hand basin and WC.

The upper floors provide good views and an attractive living environment.

OUTSIDE

BARN - at the front of the premises is a former barn used for storage which may offer the potential for letting accommodation or further trading areas, subject to obtaining the necessary consents.

BEER GARDENS - to the front of the premises is a small level grassed area used as a beer gardens.

To the rear is the feature terrace and beer garden, with excellent views across the adjacent countryside. There are also additional grounds, adjacent to the village road, at a lower level than the main beer garden.

CAR PARK - provides circa 20 spaces.

PLANNING

We have been advised by clients that planning permission exists to extend the ground floor restaurant area over part of the beer terrace. Plans will be provided to interested parties.

SERVICES

The premises are connected to mains water, electricity and drainage. Oil fired central heating.

BUSINESS RATES

The property is within the area administered by Cherwell District Council and the current rateable value is £10,150.

PREMISES LICENCE

On 24th November 2005 all old Justices Licences ceased to have any effect. From that date all licensed premises require a Premises Licence. For further information please contact the Bristol office.

TENURE

Freehold.

FINANCE

Marlborough Leisure is the finance brokerage recommended by Fleurets, they deal only with loans for hotels, licensed and leisure properties. Marlborough can provide detailed information regarding the likely opinion of banks as to any borrowing requirements you may have. They will provide you with a detailed quotation specifying the likely interest rate, fees and other relevant information.

Marlborough is entirely independent from Fleurets and we receive no commission in respect of agency matters where Fleurets is acting for the vendor. Contact Marlborough on Freephone 0800 389 7659 or 020 7613 4343.

VIEWING

Under no circumstances must any direct approach be made to the present occupier or staff. It is recommended that interested parties should view the premises initially on a discreet basis as a customer. Full internal viewing will then be arranged strictly by appointment only through Fleurets as below.



DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessor of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

FURTHER INFORMATION

For further information please contact CHRIS IRVING or to arrange a viewing please contact JO MILLS on 0117 923 8090.

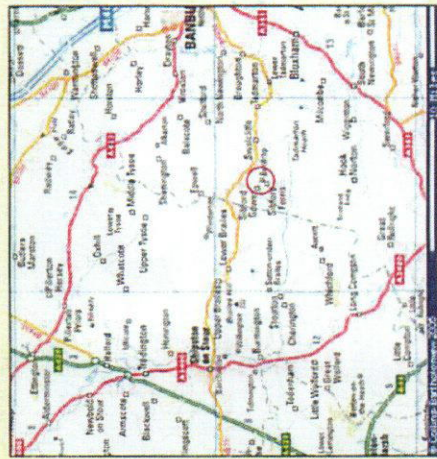
F
Fleurets
CHARTERED SURVEYORS

Hotels, Restaurants, Pubs & Leisure

Bedford House, 23 Richmond Hill
Bristol BS8 1BA

Telephone 0117 923 8090

www.fleurets.com



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (S130004722). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE

Our ref: CAI/jm

16th March 2007

Mr G & Mrs J Noquet
Darrah Farm
Gibbins Lane
Warfield
Bracknell
Berkshire
RG42 6AP

By post and e-mail: noquet123@btinternet.com

Without Prejudice

Dear Geoff & Jacqui

The Bishops Bialze, Burdrop, Oxon

Further to your recent email, I write to confirm the information requested.

1. Please find attached a set of the sales particulars in PDF format (hard copy in the post).
2. We have sent out, or people have downloaded from our website, 736 sets of details.
3. Seven viewings have been arranged.
4. We have received the following offers:
 - a) Stuart Burns - £550,000
 - b) Hook Norton Brewery - £525,000
 - c) Mr Butt - £295,000
 - d) Dave Wiggins - £575,000
 - e) Darrell Poland - £575,000 with an uplift clause operable for five years.

As you will recall, when we commenced marketing I thought the original price of £800,000 was on the high side, but agreed to test the market at £600,000.

From the outset we have asked you for up-to-date trading accounts/VAT Returns or management trading figures, but we have only ever received the previous owner's accounts. This lack of accounting information restricted interest, however we were still able to secure five offers. The trading accounts have been requested verbally and in writing on 17th July 2006, 4th August 2006 and 17th August 2006.

William Reed

BUSINESS MEDIA

Bishops End
 Burdrop
 Near Banbury
 Oxon
 OX15 5RQ

Account No: BISHO011
 Invoice No: XSIN/00458998
 Date: 18/08/2009
 Customer VAT No: GB

**INVOICE
 DETAILS**

VAT Code AMOUNT (£)

Morning Advertiser - 13/08/2009 01 112.50
 Category: Classified
 Section: Property
 Brand / Job Title: Bishops End 5 x 1 Special deal
 Colour: 4 CL
 Size: 5 CMS x 1 COLUMNS
 Order placed by: Jackie Noquet
 Our reference: 169600/2
PAID BY CREDIT CARD WITH THANKS

NET (£)	112.50
VAT (£)	16.88
TOTAL (£)	129.38

Payment Details

Bank: **Royal Bank of Scotland Plc**
 Sort Code: **15-10-00**
 Account No: **16919848**
 IBAN: **GB22RBOS15100016919848**
 Terms: **30 days**

--- VAT ANALYSIS ---			
Code	Rate	Goods	VAT
01	15.00%	112.50	16.88

William Reed Business Media Ltd
 Broadfield Park, Crawley, West Sussex, RH11 9RT
 Tel: 01293 613400 Fax: 01293 403108 www.william-reed.co.uk

Registered in England No. 2883992 at the above address VAT Registration No. GB 644 307352

IN CASE OF A QUERY, PLEASE CONTACT CREDIT CONTROL ON 01293 610248/610362/610434

William Reed

BUSINESS MEDIA

Bishops End
Burdrop
Near Banbury
Oxon
OX15 5RQ

Account No: BISHO011
Invoice No: XSIN/00455613
Date: 26/06/2009
Customer VAT No: GB

INVOICE DETAILS

VAT Code AMOUNT (£)

Morning Advertiser - 25/06/2009 01 112.50
 Category: Classified
 Section: Property
 Brand / Job Title: Bishops End 5 x 1 Special deal
 Colour: 4 CL
 Size: 5 CMS x 1 COLUMNS
 Order placed by: Jackie Noquet
 Our reference: 169600/1
PAID BY CREDIT CARD WITH THANKS

NET (£)	112.50
VAT (£)	16.88
TOTAL (£)	129.38

Payment Details

Bank: **Royal Bank of Scotland Plc**
 Sort Code: **15-10-00**
 Account No: **16919848**
 IBAN: **GB22RBOS15100016919848**
 Terms: **30 days**

VAT ANALYSIS			
Code	Rate	Goods	VAT
01	15.00%	112.50	16.88

William Reed Business Media Ltd
 Broadfield Park, Crawley, West Sussex, RH11 9RT
 Tel: 01293 613400 Fax: 01293 403108 www.william-reed.co.uk

Registered in England No. 2883992 at the above address VAT Registration No. GB 644 307352

IN CASE OF A QUERY, PLEASE CONTACT CREDIT CONTROL ON 01293 610248/610362/610434



WILLIAM REED
PUBLISHING

BAKER CLASS

convenience
STORE

FOOD FORECOURT



Meat Trades Journal

Morning
Advertiser

mba ON

** CUSTOMER COPY **

CARDHOLDER
NOT PRESENT

WILLIAM REED LTD
BROADFIELD PARK
RH11 9RJ

INVOICE

Bishop Blaize
Burdop
Banbury
Oxfordshire
OX15 5RQ

Account: M88702892 T17648278
20-07-06 12:46

Invoice: MAESTRO
*****1324
Date: 01/09 (K)
Start 01/06
Custor: TOTAL SALE

£5

DETAILS

Morning Advertiser - 11/05/2006
Category: Classified
Section: Property
Placement: LINEAGE
Colour: Mono
Order placed by: Jackie Noquet
Our reference: 84291/1

Please debit my account
with the total amount. 45.00
AUTH CODE:6174

PLEASE RETAIN RECEIPT
THANK YOU

NET (£)	45.00
VAT (£)	7.88
TOTAL (£)	52.88

Payment Details

Bank: Royal Bank of Scotland Plc
Sort Code: 15-10-00
Account No: 16919848
IBAN: GB22RBOS15100016919848
Terms: 30 days

VAT ANALYSIS			
Code	Rate	Goods	VAT
01	17.50%	45.00	7.88

William Reed Publishing Ltd
Broadfield Park, Crawley, West Sussex, RH11 9RT
Tel: 01293 613400 Fax: 01293 403108 www.william-reed.co.uk

Registered in England No. 2893992 at the above address. VAT Registration No. GB 544 307352

IN CASE OF A QUERY, PLEASE CONTACT CREDIT CONTROL ON 01293 610248/610362/610434

William Reed

BUSINESS MEDIA

Bishops End
Burdrop
Near Banbury
Oxon
OX15 5RQ

Account No: BISHO011
Invoice No: XSIN/00453373
Date: 15/05/2009
Customer VAT No: GB

**INVOICE
DETAILS**

VAT Code AMOUNT (£)

Morning Advertiser - 14/05/2009 01 112.50
 Category: Classified
 Section: Property
 Brand / Job Title: Bishops End Pub for sale 5 x 1
 Colour: 4 CL
 Size: 5 CMS x 1 COLUMNS
 Order placed by: Jackie Noquet
 Our reference: 165701/2
PAID BY CREDIT CARD
WITH THANKS

NET (£)	112.50
VAT (£)	16.88
TOTAL (£)	129.38

Payment Details

Bank: **Royal Bank of Scotland Plc**
 Sort Code: **15-10-00**
 Account No: **16919848**
 IBAN: **GB22RBOS15100016919848**
 Terms: **30 days**

VAT ANALYSIS			
Code	Rate	Goods	VAT
01	15.00%	112.50	16.88

William Reed Business Media Ltd
 Broadfield Park, Crawley, West Sussex, RH11 9RT
 Tel: 01293 613400 Fax: 01293 403108 www.william-reed.co.uk

Registered in England No. 2863992 at the above address VAT Registration No. GB 644 307352

IN CASE OF A QUERY, PLEASE CONTACT CREDIT CONTROL ON 01293 610248/610362/610434

William Reed

BUSINESS MEDIA

Bishops End
 Burdrop
 Near Banbury
 Oxon
 OX15 5RQ

Account No: BISHO011
 Invoice No: XSIN/00451688
 Date: 14/04/2009
 Customer VAT No: GB

**INVOICE
 DETAILS**

VAT Code AMOUNT (£)

Morning Advertiser - 02/04/2009 01 112.50
 Category: Classified
 Section: Property
 Brand / Job Title: Bishops End Pub for sale 5 x 1
 Colour: 4 CL
 Size: 5 CMS x 1 COLUMNS
 Order placed by: Jackie Noquet
 Our reference: 165701/1
PAID BY CREDIT CARD
WITH THANKS

NET (£)	112.50
VAT (£)	16.88
TOTAL (£)	129.38

Payment Details

Bank: **Royal Bank of Scotland Plc**
 Sort Code: **15-10-00**
 Account No: **16919848**
 IBAN: **GB22RBOS15100016919848**
 Terms: **30 days**

--- VAT ANALYSIS ---			
Code	Rate	Goods	VAT
01	15.00%	112.50	16.88

William Reed Business Media Ltd
 Broadfield Park, Crawley, West Sussex, RH11 9RT
 Tel: 01293 613400 Fax: 01293 403108 www.william-reed.co.uk

Registered in England No. 2883992 at the above address VAT Registration No. GB 644 307352

IN CASE OF A QUERY, PLEASE CONTACT CREDIT CONTROL ON 01293 610248/610362/610434

**Report Bishop Blaize Public House
Burdrop, Sibford Gower, Nr Banbury Oxfordshire OX15 5RQ**

**Compiled by Graham Allman F.B.I.I.
Managing Director GA-SELECT**

Experience and background of author

Graham Allman is a Fellow of the British Institute of Innkeeping (F.B.I.I.) for whom he also acts as a professional mentor. Graham graduated from Aston University with a degree in Hospitality Management (H.C.I.M.A.) and has worked within the licensed trade since then as a Property Development Director with Bass PLC and Whitbread PLC. Since 1983 he has owned several business sales agencies specializing in the licensed trade.

Graham Allman is an elected member (District Councilor) for North West Leicestershire District Council, where he sits upon the planning and licensing committees and has held many "Chairs" including scrutiny committees and the Standards Board of England.

Overview of local and national pub market

The local market for this sector is as with the country as a whole with a lack of appetite especially for freehold freehouses. We expect it to stay this way until commercial funding becomes readily available on terms and ratios which are achievable by applicants. Saying this , recovery and confidence will take at least a further three to five years. Even though the property is located within a popular quality locale the ability to purchase is being stifled by the size of deposit that would be required due to the lack of up to date trading information. There are a large number of similar opportunities on the market within similar locations such as Rutland, North Yorkshire ,Derbyshire Peak District anon.

There are two other amenities within the village of Sibford Gower , The Wykham Arms , which is a public house run under tenancy and the Sibford Village Hall which has a regularly licensed bar.

Through 2011 GA-SELECT sold four properties for alternative use, three as convenience stores and one as a Gospel Chapel.

Select Suite
17 The Green
Ashby de la Zouch
Leicestershire
LE65 1JU

Tel: 01530 414140
Fax: 01530 414110
Email: info@ga-select.com
Web: www.ga-select.com

It is recognized that it needs a population of a minimum of 1,000 per license for a pub to be and remain sustainably viable. There is a population of circa 926 within "Sibfords" with two pubs and a regularly licensed village hall which is less than half the recognised requirement. There is a need for only one public house in a village of this size especially taking into consideration that there is little passing trade. It is the opinion of the author that one of the two pubs in the village will be lost over the next 18 months due to lack of sustainable trade and that the obvious candidate would be the Bishops Blaize due to its size and suitability for residential conversion. The other pub, The Wykham Arms, sits on a much larger overall footprint and has a superior internal retail area.

Time on the market

The property along with its trade inventory and good will was offered to market since 26th August 2010 as a trading concern

Justification for price

The property was launched at a price of £499,000 Freehold to include trade fixtures and fitting along with good will. This was justified by the price paid by Mr & Mrs Noquet the purchasers (£499,500 6th June 2006)- Valued by initial , current and historic sales records and RNP (reconstructed net profits) multiples- comparisons of similar business's – desirability and uniqueness – alternative use i.e. residential subject to local authority planners change of use (LA Cherwell DC). The £499,000 asking price must be considered as a price "to market" as a trading freehold freehouse. We understand that there have been a number of "professional" valuations which should be based upon alternative use security which exceeded the asking price sought.

Any reductions or changes in asking price

Reduced to £450k in September/October 2011.

Type of marketing undertaken

Full open marketing within national trade papers including Publican, Morning Advertiser, Caterer & Hotel keeper. Pub & Bar, Daltons Weekly. (Copy of advertisement attached)

Webs inc GA-SELECT which receives circa 1.5 million hits per annum, linked into the web sites of Business for sale, Daltons, Morning Advertiser, Acorn Commercial finance, Publican, Times financial, Telegraph financial

Highlighted in the GA-SELECT property book and introduced to all existing clients and newly registered also given to our 3rd party agents for introducing to their clients.

Offers

Since placing the Bishops Blaize on the market we have received three offers ranging from £190,000 to £330,000

Number and type of enquires

Details have been requested from all of our marketing sources and advertising resulting in excess of 100 hard copy sets of sales particulars (as attached)being posted out also J-Pegged through our client bank which on average runs in excess of 8,000. From this activity we achieved ten formal viewings ranging from cash buyers to those needing to raise commercial funding. We have no knowledge if applicants were intending to run the property as a licensed business or for residential conversion but suspect that the lower offer was for development due to conversion costs.

In the current market it is most unusual to receive more than one or two offers on a business, the exception being where the property is considered highly desirable due to locale such as this one. Timing to offer is also irregular due to the market. We have business's that go under offer within a month of taking instructions to the business's that take two or three years to sell. From sale agreed to completion currently takes between three and six months.

Local business's on the market through GA-SELECT

Stags Head – Swalcliffe (Leasehold)

Plough Inn – Upper Wardington (Freehold)

Malt Shovel – Gaydon (Leasehold)

“Gs” Bar – Bicester (Leasehold)

Crown Inn – Harbury (Leasehold)

The Avon – Dutton Bassett (Leasehold)

Bowling Green – Southam (Leasehold)

Red Lion – Chipping Camden (Leasehold)

Corner Cupboard – Winchcombe (Leasehold)

Kings Head – Aston Cantlow (Leasehold)

Ga select

Leading National Independent Licensed Property Agent

Selling or Buying "The Professional business decision"

GA SELECT - Licensed by the Office of Fair Trading

Ref: G4730F

LANCSTOWN

- "Every day local" freehouse worthy of consideration - mortgage less than an average tied rent!!!
- Sales £110,000 all Wet + machines - same owners 11 year conseryatory (38+) Lounge & courtyard (50+) - patio
- 3 bed roomed family owners accom



£199,000 FREEHOLD

Ref: G4722L

PEAK DISTRICT

- Handsome 18TH Cent Pub unopposed in wealthy Peaks village - popular 21 year protected lease
- Sales £400,000 - 57% GP - 65% Wet - £1,000 p/w profits
- Cozy snug (20+) beamed lounge (36+)
- Dining room (44c) - delightful grin (100) - c/p (04)
- Comfortable 3 bedroomed owners accom



£65,000 LEASEHOLD ASSIGNMENT

Ref: G4698L

LEICESTER SUBURBS

- "Cracking" award winning sporting locals pub, just open the doors - renewable 15 year part tied
- £376,000 Sales - 95% Wet - sustainable profits - same single "handford" 6 years
- Well presented bar (36+) - Lounge (50+) - Skittle alley - Beer garden patio (60+) - C/P (40)
- 3 bed owners accom with private access



£49,500 LEASEHOLD PART TIED

"DON'T GET STUNG FOR AN UPFRONT FEE!"
THE GA-SELECT WAY:
No Upfront Fees & No Sale No Fee

VISIT US ONLINE AT:
WWW.GA-SELECT.COM
OR PHONE: 01530 41 41 40

FOR OUR FREE PROPERTY BOOK & REGISTER YOUR REQUIREMENTS

BIKESIER

- Town centre late night freehouse bar - New FOT Lease - retiring owner 10 years
- Rewarding 100% Wet sales with food potential
- Licensed on 2 floors with 300 cap - latest license in town
- Patio with smokers solution



£55,000 NEW FOT LEASEHOLD

Ref: G4728L

DERBYSHIRE TOWN

- Well presented easy to run locals pub - part tied protected lease (8% rent)
- Sales £317,250 - 100% Wet - circa £40,000 RNP - food potential
- Locals games Bar (40+) - comfy Lounge (36+) - function room (60) - Decked patio (40+) c/p (12)
- 2 bed roomed owners accom

£49,000 LEASE ASSIGNMENT

Ref: G4724L

Tel: 01530 41 41 40
Fax: 01530 41 41 10
Email: info@ga-select.com
www.ga-select.com

Ref: G4718L

UNICS VILLAGE

- Premiumed Tudor Village freehouse - same owners 21 yrs - New FOT lease with FREDHOLD option
- £160,000 sales 72% Wet on low hours - plenty lounge
- Large beamed lounge & Dining (40) locals bar & seats (26+) pretty gardens (100+) - parking (22+)
- Exceptional 4 bed roomed owners accom + option of 3 bed cottage



£49,000 LEASEHOLD FREE OF TIE

Ref: G4727L

URBAN STAFFS

- Comfortable well loved locals pub - FOT guest list, ciders, wines, spirits, minerals, machines
- Sales £400,000 - 95% Wet - huge food
- Popular locals bar (44+) Comfy Lounge (46+)
- Conservatory (30+) terrace patio garden (100+) - c/p (60)
- First owners 3 bed accom



£110,000 LEASEHOLD ASSIGNMENT

Ref: G4724L

COTSWOLDS

- Unique closed renowned 1600's "TROPHY" village pub set on the most glorious 2.5 acres of Ye Olde England
- Sales potential of £400,000 with £120,000 Net Profit - post cosmetic renovations
- 2 Cozy snugs inc Inglenook/ Priest Hole, lounge with inspiring views - delightful grin - c/p (20)
- 3 bedroomed owners accom - private entrance



£499,000 FREEHOLD

View our full online property book: www.ga-select.com

734 Beua.
735 MOSE
726 OFFER
723 AUCU-
708 Tom P
688 Bull
678 Bell

Ga select

Leading National Independent Licensed Property Agent

Selling or Buying

"The Professional business decision"

GA SELECT - Licensed by the Office of Fair Trading



"WHY WOULD YOU WANT TO PAY SOMEONE TO DO A JOB FOR YOU BEFORE THEY HAVE?"
 The GA-Select Way: No Upfront Fees & No Sale No Fee...
VISIT US ONLINE AT: WWW.GA-SELECT.COM
 OR PHONE: 01530 41 41 40
FOR ONE OF THE PROPERTY BOOKS AND AGENTS YOU RECOMMEND.

Tel: 01530 41 41 40
 Fax: 01530 41 41 10
 Email: info@ga-select.com
www.ga-select.com

**VENDORS NOTE:
 STILL NO SALE,
 NO FEE & NO
 UPFRONT FEES**

Ref: G4724L

COYSWOLDS

NEW

- Unique closed renovated 1600's "TROCOPHIT" village pub set on the most glorious 2.5 acres of Ye Olde England
- Sales potential of £400,000 with £120,000 Net Profit - post cosmetic renovations
- 2 Coys snags Inc. Inglisbrook/Priest Hole, lounge with inspiring views - delightful/grin - c/p(20) entrance
- 2 bed roomed owners accomm - private

£499,000 FREEHOLD

Ref: G4718L

EMCS VILLAGE

- Renowned Tudor Village Freehouse same owners 22 yrs. New FOT lease with FREEHOLD option £260,000 sales 72% Net on low hours - plenty of scope
- Low slope landscaped Lounge & Dining (40) locals bar (graze) (06+) pretty gardens (100+)
- Exceptional 4 bed roomed owners accomm + option of 13 bed cottage

£49,000 LEASEHOLD FREE OF TIE

Ref: G4723L

SUBURBS REDFORD

NEW

- Popular neighbourhood locals pub on Fringes award winning country park - 20 year profitable trade (£164,146 - 100% Wet - 55% GP)
- Highly food potential
- Well served lounge (40+) public/games bar (30+) - relaxing garden and smokers solution (60+) c/p (20)
- Generous 3 bed roomed owners accomm

£29,950 LEASEHOLD ASSIGNMENT

Ref: G4728L

BICKETER

NEW

- Town centre late night freehouse bar - New FOT Lease - retiring owner 18 years
- Rewarding 100% Wet sales with food potential
- Licensed on 2 floors with 300 cap - latest license in town
- Patio with smokers solution

£55,000 NEW F.O.T. LEASE

Ref: D4726F

LAINSTOWN

NEW

- Idyllically situated charismatic & charming daytime café bar cum late night wine bar/club - same owner 16yrs
- Sales £500,000 historically achieved - now under management @ £200,000
- Café Bar (60+vertical) 1st Story Club (50+V)
- Flagged patio (30+V) - private parking
- Comfortable 2 bed apartment owners accomm

£349,000 FREEHOLD

Ref: G4698L

LEICESTER SUBURBS

- "Cracking" award winning sporting locals pub just from the doors - renewable 15
- £374,000 sale - 95% Wet - sustainable profits - same single "handover" 8 years
- Well presented bar (36+) Lounge (50+) Skittle alley- beer garden patio (60+)
- C/P (40)
- 3 bed owners accomm with private access

£49,500 LEASEHOLD PART TIED

Ref: G4715L

ABERVALLEY DEBY

- Redeveloped freehouse and restaurant - New FOT lease with FREEHOLD purchase option of £8,000 pw
- Currently closed after re-fit / historic sales
- Any lounge (36+) quality dining (80) superb kitchens - parking (50+)
- Exceptional 3 bed roomed owners accomm

£29,000 LEASEHOLD FREE OF TIE

Ref: G4727L

URBAN STAFFS

NEW

- Comfortable well loved locals pub - FOT guest ale, clder, wines, spirits, minerals, machines
- Sales £400,927 - 95% Wet - huge food potential - £1,000 p/w profits
- Popular Locals bar (34+) Comfy Lounge (40+) Conservatory (30+) decked patio garden (100+)
- C/P (60)
- Flexi owners 3 bed accomm

£110,000 LEASE ASSIGNMENT

Ref: G4695L

SUBURBS SOUTH YORKS

- High standard well equipped pub/cafe/very secure renewable 10 year part tied lease
- Growing Sales £7,000 p/w with £500,000 + pa potential - 85% Dry - single lady owner
- "Sparkling" Through Lounge (1000) professional kitchens - lovely patio (30+) & smokers solution, c/p(50)
- Comfy 4 bed owners accomm with private grin

£49,000 LEASEHOLD PART TIED

Ref: G4714L

STAR DEAL

REDUCED

£29,000 LEASEHOLD FREE OF TIE

730
 729
 701
 727
 726
 726
 614
 722
 722
 712
 714

View our full online property book: www.ga-select.com

Ref : G4724F

G|aselect

Leading National Independent Licensed Property Agent

A UNIQUE "WINDOW" TO ACQUIRE A MOST DELIGHTFUL AND RARE COTSWOLDS VILLAGE FREEHOUSE OF CHARACTER AND CHARM DATING BACK TO THE EARLY 1600'S, A BLEND OF HISTORY AND OPPORTUNITY - CURRENTLY CLOSED



Property Details

- Heavily Oak Beamed open plan trading areas on split levels with many original features including Inglenook Fireplace Priest Hole
- Proven historic sales consistently on £225,000 gross pa 60% Wet to 40% Dry - 8 years accounts pre-2005 available
- Your opportunity to develop something special to your own "vision"
- Three bed roomed owners home with private entrance
- The whole business and home in need of cosmetic renovation - possible barn conversion
- Extensive 2 1/2 acre of Inspiring grounds within rolling Cotswold country side with the village as a backdrop

THIS IS POTENTIALLY
A MOST EXCEPTIONAL
BUSINESS AND FAMILY
HOME ALL WITHIN A RARE
AND QUINTESSENTIALLY
YE OLDE ENGLISH INN IS
OFFERED AT AN ASKING
PRICE OF £450,000
FREEHOLD

£450,000
FREEHOLD

**SOLE
SELLING
RIGHTS**

Attention: These Sole Particulars are issued by way of the "web" or hard copy on the understanding that all VIEWINGS, CONTRACTS and NEGOTIATION in connection with the business or property are conducted through GA-SELECT or their agents who are appointed by the vendor under a SOLE SELLING RIGHTS AGREEMENT with total CONFIDENTIALITY. Under no circumstances must you approach the Owner directly without a formal appointment or disclose to other customers, staff or suppliers that the business is for sale. Failure to comply with these terms may make you liable in law to damages.

"The Professional Business Decision"

PUBLIC HOUSES | HOTELS | LEISURE | INNS

GA Select is a practicing style of Graham Allman Associates Ltd. Co. No. 5207945. O.F.T. Licence No. 520042

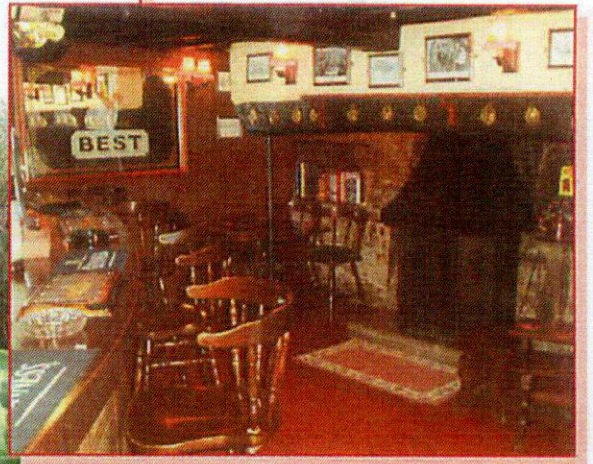
Select Suite
17 The Green
Ashby de la Zouch
Leicestershire
LE65 1JU

Tel: 01530 414140

Fax: 01530 414110

Email: info@ga-select.com

Web: www.ga-select.com



LOCATION (OX15 5RQ)

The village of SIBSON GOWER is located approx 10 miles from the ANCIENT MARKET TOWN of BANBURY. Follow the B4035 towards SHIPSTON -on- STOUR following signs for SIBSON GOWER & SIBSON passing through the villages of Broughton & Tadmarton. From Shipston -on- Stour follow the signs for Banbury passing through the villages of Upper & Lower Brailles. STRATFORD upon AVON, WARWICK, MORTON in the MARSH, CHIPPING NORTON and the glories of the COTSWOLDS which are steeped in the history of OLDE ENGLAND and amongst some of Gods most glorious countryside provide for the setting of this Sib Valley Village and its 17th C stone built "local". Even in 1782 it was known as THE OLD INN and was re-named BISHOP BLAIZE after local association with the wool trade and markets of the Cotswolds.

PROPERTY DESCRIPTION

A particularly appealing and unspoilt by time 17th Century Inn, constructed in mellow Cotswold stone under assorted pitched Welsh slate roofs being completely detached and set on approx 2 1/2 acres within the village boundaries, indeed, potentially the quintessential "Roses around the doors" English Village Pub.

INGLENOOK SNUG (12) with a large wood-burning stove is without doubt an exceptional feature of this OLDE ENGLAND INN. Snuggling into its deep set INGLENOOK fire place of old local stone with heavy dark beam above (horse brass's of course would finish the picture off) seats are set into the Inglenook and it is believed that in early days this provided a "priest hole" and is now a most popular feature of the Inn. The area has a low oak beamed ceiling and a hard wearing red tiled floor. THE BAR SERVERY which is of unusual curved construction with Real Ale WICKETS and Bright Beer pumps. MAIN LOUNGE (36) has a beamed ceiling, exposed stone walls, with views through the paneled windows of the splendid views over the gardens. A most delightful and bright room. LOWER SNUG (10) This room has also been used for pub games such as darts.

BEER CELLAR is on the ground floor for ease of use. CATERING KITCHEN has a full range of light COMMERCIAL equipment, fully tiled with non-slip floors and S/S canopy extraction.

Further storage and refrigeration space is provided extending off the main kitchen, which has external access. LADIES & GENTS toilet facilities are well to the standard of this Inn.

OWNERS HOME

The HOME has its own PRIVATE & SEPARATE entrance along with secure YARD enabling total privacy to its owners. There are THREE BEDROOMS all of double or twin size with period features and lovely views along with PRIVATE LOUNGE with country views, generous FAMILY BATHROOM (further accommodation could be made available in a BARN CONVERSION - subject to P.Ps).

EXTERNALS

In need of bringing back to it's former glory which could be easily achieved with the use of agricultural plant from local farmers. As they say "seeing is believing"! Set on approx 2 1/2 acres the Inns externals are most certainly a jewel within an already rich crown. There are PATIO areas, walks, formally landscaped gardens and splendid views down over the sheep-strewn hillside and across the surrounding fields which on a clear day stretches into Gloucestershire and Warwickshire -altogether "inspiring".

To the pubs frontage there is a barn, which is suitable for conversion as an extended family home, bed & breakfast or holiday let. A large car park (20) provides direct access to the pub and its gardens. There is an overgrown grassed area to the front of the building, which could be used for picnic tables. PPs are in place for a restaurant extension.

PREMISES LICENSES

We are advised that the business has not renewed its premises license however we are advised that upon application this will be reasonably re-granted. A PERSONAL LICENSE will be required (our associate training company can assist with this).

TENURE

We are instructed to offer the business as TOTALLY FREEHOLD and FREE of ALL TIES.

SERVICES

Mains Electric, Waters and Sewage are connected with Central Heating by Oil.

THE BUSINESS (CURRENTLY NOT TRADING)

Our clients have owned the property since 2005 however have not operated it as a business throughout this time, the previous owner enjoyed running the business from 1997 till this date and enjoyed an exception lifestyle for themselves and their family, then purchased a residential property locally to retire to. Sales to y/e 31/03/05 show £225,000 Gross with a sales split of 60% Wet to 40% Dry - No machine Income- (130 Beer Barrels - @ 288 pints). A Recon Net Profit of £60,000 was easily achieved (after adding back personal and exceptional expenses).

A NEW OWNER could take advantage of extended opening hours and further focus on the FOOD element of the business, having been of low interest, which could easily develop up to £400,000 pa with a potential Net Disposable Profit of £120,000, along with possible income from a conversion of the barn. This is an ideal family run business and should be of interest to both corporate buyers and discerning private purchasers.

IF A LITTLE UPGRADE PROJECT IS WITHIN YOUR PLANS AND WITH A LITTLE IMAGINATION THIS COULD BE YOUR OPPORTUNITY TO DEVELOP A "TROPHY" INN WITH DEFINATE "TOP DRAWER" POTENTIAL

The business was viewed by GRAHAM ALLMAN who will be delighted to discuss the opportunity with you 7 days a week on 07765 512 208. Please note the pictures were taken during the trading period in 2005, and do not reflect the current state of the building. With reasonable investment it can be restored to it's former glory. No structural work is required, purely cosmetic by way of decor, partial refurb and landscaping.

Viewings appointments can be made via one of GA-SELECT Business Managers on 01530 41 41 40 who can also refer you to experienced solicitors, accountants, and other trade experts.

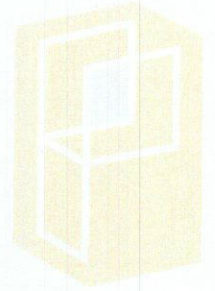
"The Professional Business Decision"

BUSINESS FINANCE for PURCHASE of a LICENSED PROPERTY: GA SELECT will be pleased to contact our ASSOCIATE COMMERCIAL FINANCE SPECIALIST on your behalf to engineer the necessary finance package for you at preferential rates and for a period of up to 30 years. Our Business managers will make the contact on your behalf and initial opinions will be offered by our associate at no charge. Alternatively talk to GRAHAM ALLMAN for advice who is licensed by the OFT to give such advice; License No 520042.

VIEWING: ALL APPOINTMENTS must be made by GA SELECT by calling 01530 41 41 40. Our business managers will request your purchasing position then confirm the viewing arrangements back to you. Your viewing will be followed up by a call from either a Business Manager or sales Director. All properties are left on our web site until contracts have completed.

PROPERTY MISDESCRIPTIONS ACT: GA SELECT give notice that for themselves, their associates, vendors or lessees of the property or business that...

- 1) These particulars are intended as a guidance for the prospective purchaser and do not constitute or form part of any offer or contract.
- 2) All descriptions which include distances, plans, dimensions, demographics, or opinion on potential trade and profits are along with all other items within these particulars or given verbally by GA SELECT or its associates, are given in good faith as a guide and no responsibility is assumed or accepted by GA SELECT. For there accuracy.
- 3) GA SELECT do not make or give within these particulars or at any other occasion any representation or warranty in relation to the condition or suitability of the property or its fixtures and fittings. Like wise for any misstatement, omission or error. Independent advice is recommended within all issues relating to the purchase and no warranty is offered by GA SELECT for the working condition or legal positions.
- 4) Prospective purchasers should satisfy themselves on the suitability of the conditions within the Premises Licence and their ability to obtain a Personal License.
- 5) Intending purchasers should make their own independent enquiries of fact, accounting information, the use of the property, permissions and potential uses and licenses including any other matters affecting the business including items within 2-3-4.
- 6) Viewings are totally at the clients risk relating to HEALTH & SAFETY LAW or risks within any act related to the business. GA SELECT nor its vendors hold ourselves responsible for any expenses in any circumstances whatsoever incurred by applicants inspecting a business or property which may be sold or withdrawn from sale or for any other reason, to include traveling expenses, survey, valuations, legal fees etc.
- 7) It must not be assumed that photographs are current or untouched nor that contents within them are included in the sale.



Submission Notes

Invalid applications are frustrating for applicant and LPA alike. We have reviewed the national and local application requirements and believe that we have submitted necessary documentation to enable the determination of this application.

Should you disagree, we urge you to read Section 3 of Guidance on Information Requirements and Validation (DCLG, March 2010). The key points are:

- Some LPAs have been too rigid in their validation requirements (para 26);
- LPAs should make proportionate requests for information (para 27);
- In some circumstances the supporting information may be inadequate or its quality may be a concern. These are not grounds for invalidating applications. (para 34).

We consider that we have included enough information to enable this application to be determined and we would welcome prompt validation.

Feedback

At Plainview Planning we want to help LPA and Inspectorate staff to process our applications and appeals as easily as possible.

In an effort to improve our documentation and processes, we are inviting feedback from all LPA and Inspectorate case officers via a very short online feedback form. All submissions are anonymous.

Click here to let us know what you think about our planning submissions
Or simply type goo.gl/kmjzH into your web browser.

Thank you.

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Plainview Planning Ltd.

Copyright © 2011 Plainview Planning Ltd. All Rights Reserved

Registered Office: The Courtyard, 30 Worthing Road, Horsham, West Sussex RH12 1SL Registered in England and Wales No. 06563374

