



· Huxleys ·  
Chipping Campden



· Island House ·  
Chipping Campden



· The Dial House ·  
Bourton-on-the-Water



· The Old Bank ·  
Moreton-in-Marsh

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An opportunity to purchase four distinctive hospitality properties in the heart of the Cotswolds, as a portfolio, or individually.

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## HUXLEYS

- Thriving café, bar and restaurant
- 100 covers
- Two outdoor terraces
- Chipping Campden

## ISLAND HOUSE (formerly The Chef's Dozen)

- Restaurant with accommodation
- Attractive townhouse with potential for any number of options
- Currently unoccupied, immense possibilities
- Chipping Campden

## THE DIAL HOUSE

- Well established boutique hotel
- Potential to expand
- 15 rooms, superb location
- Bourton-on-the-Water

## THE OLD BANK

- Highly prominent position
- Planning permission for 10-bedroom hotel and restaurant
- Tremendous potential to create a stunning boutique destination
- Moreton-in-Marsh

## THE COTSWOLDS

The Cotswolds is a world renowned destination, for local people within striking distance for a day visit, but also nationally for weekend and holiday stays, as well as internationally as part of a must-see UK itinerary.

Covering around 800 square miles, its golden stone architecture and rolling countryside, combined with picture-perfect towns and villages lend it an aura that attracts visitors in substantial, and growing, numbers.

- Tourism is worth £1 billion a year to the Cotswolds economy
- 38 million day visits are made in the area per year
- 1.75 million tourist nights a year
- Just over half of domestic holiday makers have taken a trip to the Cotswolds
- The Cotswolds has levels of satisfaction comparable to other countryside destinations, but enjoys a very low level of rejecters
- This destination is perceived more positively than other countryside destinations, over indexing for quality of environment, food and drink and also history and heritage

Sources: [cotswolds.info](http://cotswolds.info), South West Research Company, VisitEngland





## HUXLEYS

“Once you’ve worked up an appetite for pudding, amble over to Huxleys, a lovely Italian cafe in a 500-year-old building.”

—

*17 May 2018 New York Times*

A successful business occupying a dominant position on Chipping Campden High Street. The building has recently had high specification refurbishment, which is resulting in even stronger revenue and profit. The current owners have developed a loyal and supportive customer base, leading Huxleys to be described as the heart of Chipping Campden.

- Grade II\* Listed, 17th Century building
- Opened in 2012, with continuous enhancements
- Private dining opportunities
- 50 covers internally and 48 covers externally
- Two terraces, one elevated, one on ground floor
- Far-reaching reputation for quality across all aspects of its offering





## GENERAL INFORMATION

**Services:** All mains services.

**Licences:** Premises Licence.

**Tenure:** Freehold.

**Energy Rating:** The buildings are EPC exempt.

**Trade:** Well established business with strong trading track record. Trading information can be supplied to genuine applicants.

**TUPE:** The purchaser will be required to comply with the relevant legislation in respect of present employees.

**VAT:** Should the sale of the property or any right attached to it be deemed a

chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

**Fixtures and Fittings:** Trade inventory will be included in the sale. Stock at valuation on completion.

**Local Authority:** Cotswold District Council.

**Address:** Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

**Tel:** 01285 623900.

**Email:** [cdc@cotswold.gov.uk](mailto:cdc@cotswold.gov.uk)

**Rateable Value:** £21,750 for the restaurant and premises.

## ISLAND HOUSE

# Island House presents a rare opportunity to create a food and beverage offering in Chipping Campden with a variety of potential options.

It would work in conjunction with near-neighbour Huxleys, if retained under the same ownership, leveraging on the existing infrastructure and management. Island House was previously run as a successful and award-winning restaurant.

The ground floor, leading out to the terrace area, has potential to become a bistro style food and beverage offering on Chipping Campden High Street. The first and second floors have potential for a wide variety of uses including guest accommodation, office or additional food and beverage facilities, subject to planning permission.

- Grade II\* Listed Cotswold townhouse and terrace
- 30 internal and 30 external covers
- Presents a range of options for a new creative team
- Currently unoccupied







## GENERAL INFORMATION

**Services:** All mains services.

**Tenure:** Freehold.

**Energy Rating:** The buildings are EPC exempt.

**VAT:** Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

**Fixtures and Fittings:**

The property is being sold as seen.

**Local Authority:** Cotswold District Council.

**Address:** Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

**Tel:** 01285 623900.

**Email:** [cdc@cotswold.gov.uk](mailto:cdc@cotswold.gov.uk).

**Rateable Value:** £6,500 for the premises.

## THE DIAL HOUSE

A hugely characterful boutique hotel, located in a village that is known as one of the jewels within the Cotswolds.

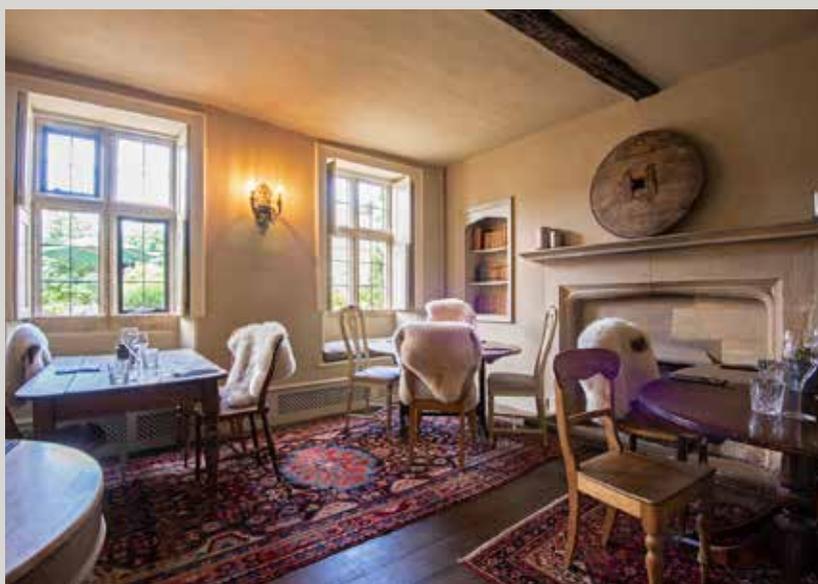
It has a prime location at the centre of the highly popular located village, giving The Dial House huge footfall, but which is currently not exploited.

With the current food offering being limited (no lunch or dinner service), new owners have the chance to generate substantial turnover in the near future. With its attractive gardens and parking, it also lends itself to becoming a venue for weddings.

- Grade II Listed
- 15 bedrooms
- Refurbished dining rooms
- Terraces to the rear, garden seating to the front
- Ample car parking on site, a major plus in such a busy location
- Development possibilities to the rear of the property
- Space for a 120-capacity marquee, subject to planning permission
- The business trades through a dedicated website which can be found at [dialhousehotel.com](http://dialhousehotel.com)
- 0.781 acres



The Dial House





## GENERAL INFORMATION

**Services:** All mains services.

**Licences:** Premises Licence.

**Tenure:** Freehold.

**Energy Rating:** The buildings are EPC exempt.

**Trade:** Our client acquired the business and has undertaken a refurbishment process however they are now exploring the possibility of a sale.

**TUPE:** The purchaser will be required to comply with the relevant legislation in respect of present employees.

**VAT:** Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT

purposes, such tax will be payable by the purchaser in addition to the sale price.

**Fixtures and Fittings:** Trade inventory will be included in the sale. Stock at valuation on completion.

**Local Authority:** Cotswold District Council.

**Address:** Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

**Tel:** 01285 623900.

**Email:** [cdc@cotswold.gov.uk](mailto:cdc@cotswold.gov.uk)

**Rateable Value:** £43,000 for the hotel and premises.

## THE OLD BANK

A unique building within one of the Cotswolds' most recognisable market towns, with planning consent.

Full planning permission for a 10-bedroom hotel, restaurant and bar has been granted. With its prominent position, and grandeur as a building, The Old Bank represents an exciting development opportunity.

- Grade II Listed, landmark building
- On the main railway line to London Paddington
- Planning permission (19/00467/FUL) for a 10 bedroom hotel, 60 cover restaurant on ground floor
- 481 square metres, or 5,177 square feet in total





## GENERAL INFORMATION

**Services:** All mains services.

**Tenure:** Freehold.

**Energy Rating:** The buildings are EPC exempt.

**Fixtures and Fittings:**

The Property is being sold as seen.

**Local Authority:** Cotswold District Council.

**Address:** Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

**Tel:** 01285 623900.

**Email:** [cdc@cotswold.gov.uk](mailto:cdc@cotswold.gov.uk).

**Rateable Value:** £23,250 for the premises.

## VIEWINGS

Strictly by appointment with Savills.

Please contact us with enquiries about the properties, whether you wish to consider them as a four string portfolio, or individually.

## CONTACT

**James**

**Greenslade:**

jpgreenslade@  
savills.com

DD: 01392 455719

M: 07870 555893

**Harriet**

**Fuller:**

harriet.g.fuller@  
savills.com

DD: 01392 455769

M: 07807 999768

**Tom**

**Cunningham:**

tcunningham@  
savills.com

DD: 01612 447709

M: 07894 341564



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