

FREEHOLD FOR SALE GUIDE PRICE £695,000

WOODFALLS INN

The Ridge, Woodfalls, Salisbury, Wiltshire SP5 2LN



Key Highlights

- Prominently located in picturesque village
- Freehold public house
- Site area of 0.3 acres (0.121 hectares)
- 10 x bedrooms, large function room and skittle alley
- Development potential (STPP)



SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

savills.co.uk

savills



Location

The Woodfalls Inn is situated in the village of Woodfalls, a picturesque village in the New Forest National Park. It is located approximately 9 miles south east of Salisbury, 12 miles north west of Lyndhurst, and 20 miles west of Southampton. The New Forest attracts an estimate 9 million visitors per year.

The public house is situated on the main road running through the village, the B308 at its junction with Tinneys Close. The area is predominantly residential. The public house lies 7.5 miles from the M27 and A31 providing access to Southampton and Bournemouth respectively.

Description

The site extends to 0.3 acres (0.121 hectares) and is regular in shape with a relatively even topography. The building is of brick construction with a pitched clay tiled roof with single glazed fenestration.

Toward the rear of the property, there is parking for approximately 20 vehicles as well as a single storey building used for storage. Towards the front there is a trade garden providing 30 covers on benches.

Main building

Internally, the pub has access from the front and rear to the bar area which comprises a standard bar server and 45 covers. There are also intimate dining areas as well as access to the trade kitchen, located to the rear. The conservatory is also accessible and comprises 40 covers.

The first and second floors comprise 10 en-suite letting rooms, 5 x double rooms, 3 x twin rooms and 2 x family rooms.

Extension

The function room is at ground floor and provides 80 covers, a bar, a dance floor as well as a skittle alley. The first floor consists of a manager's flat with 3 bedrooms, bathroom, living room and kitchen. there is also another small flat at first floor level comprising one bedroom.

and a kitchen. there is potential to convert this floor into letting bedrooms (STPP).

Tenure

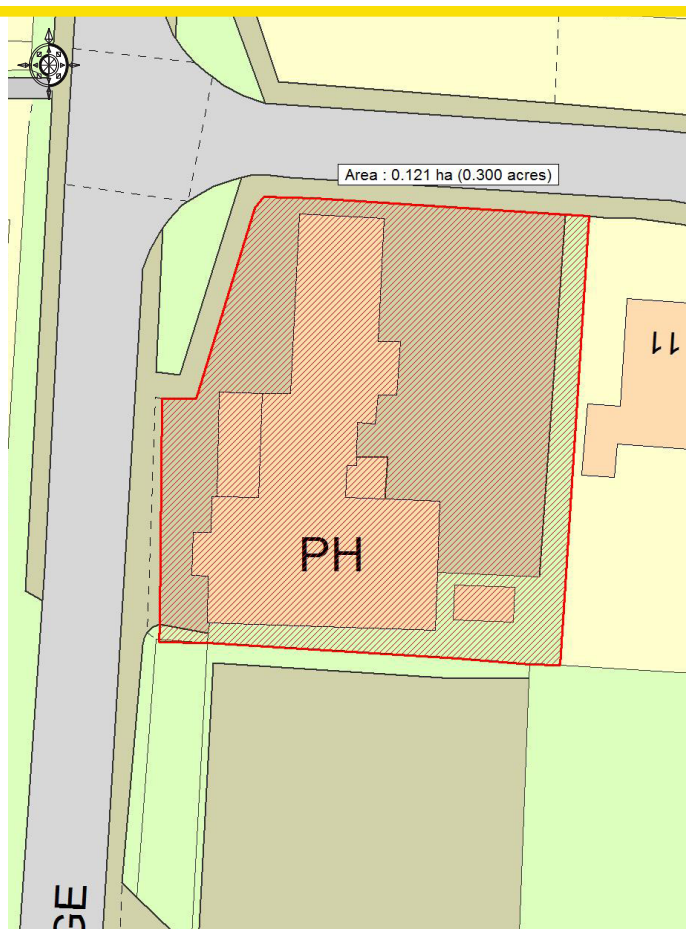
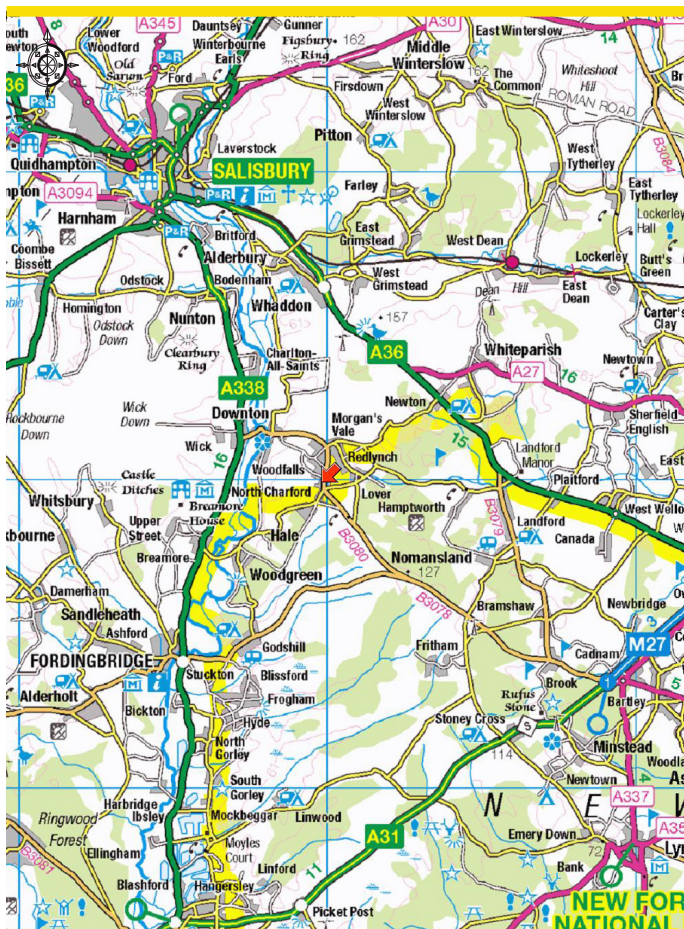
Freehold. The property will be sold with vacant possession.

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

savills.co.uk

savills



Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £50,000. The National Multiplier for England and Wales for 2019/20 is £0.504.

The domestic accommodation has a Council Tax rating of 'Band B'.

Planning

The property is not listed, nor is it located within a conservation area.

The pub has an established 'A4 drinking establishment use'.

Licences

A premises licence has been granted, permitting the following:

Opening Times/Sale of Alcohol

Monday to Thursday	11:00 – 23:00
Friday to Saturday	11:00 – 00:00
Sunday	12:00 – 23:00

Contact

James Greenlees

+44 (0) 23 8071 3986
jgreenlees@savills.com

Poppy Hood

+44 (0) 23 8071 3935
phood@savills.com

Savills

2 Charlotte Place
Southampton SO14 0TB

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | June 2019

savills

Energy Performance

The subject property has been given a 'D-77' Rating. The EPC will be made available to seriously interested parties upon request.

Price

Unconditional offers are invited in the region of £695,000 for the freehold interest, with vacant possession. VAT will also be applicable.

Viewing

For a formal viewing, strictly by appointment with Savills.