

THE FOX INN

Lower Ansty, Nr Dorchester, Dorset, DT2 7PN



Historic aerial photo

Key Highlights

- Substantial character inn located in picturesque Dorset countryside
- 11 Bed & Breakfast rooms plus staff accommodation
- Refurbished ground floor bar and dining areas (100+)
- Separate function room (30+)
- Ample external customer areas and car parking
- GIA in excess of 13,000 sq ft (1,208 sq m)

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

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Restaurant and carvery



External customer area



Front elevation

Location

The property is located in the village of Ansty approximately 20 miles north of Weymouth and the Jurassic Coast (World Heritage Site), 12 miles north east of Dorchester and 10 miles west of Blandford Forum. The area is predominantly rural and comprises a handful of neighbouring villages, including Higher Ansty and Melcombe Bingham. The area is accessible from the arterial A354 which is located 6 miles to the south. Milton Abbey School is located 3 miles to the east.

Property

The Fox Inn is a detached brick built property with the main building being arranged over two floors with additional space at attic level. There are single and two storey extensions located to the sides and rear. The roof is multi pitched and predominantly slate. The property sits within a plot of approximately 0.410 hectares (1.013 acres). We understand that the property was originally constructed as a family home dating back over 250 years.

Internal Description

The pub comprises a bar, restaurant, function and ancillary areas with Bed & Breakfast accommodation and staff rooms. The internal layout is as follows:

The ground floor comprises a bar servery, snug, and two separate dining areas; within one is a good sized carvery counter. There are in excess of 100 seated covers throughout. Located to the rear of the property

is a function room which seats a further 30 (or more standing). Ancillary space includes a large trade kitchen, storage and customer WCs. Additional space includes a resident's lounge and staff room (unused), storage and cold room cellar.

Accommodation

The current configuration on the first floor provides five en-suite B&B rooms, one en-suite staff room and a self-contained managers flat comprising two bedrooms, kitchen, lounge and bathroom. The second floor provides four en-suite B&B rooms.

According to our measurements the following gross internal areas have been calculated:

AREA	SQ M	SQ FT
Ground	741	7,984
First	324	3,494
Second	141	1,526
TOTAL	1,208	13,004

Floor plans are available upon request.

External Areas

Located to the rear is a paved and grass beer garden with 50 seats (with capacity for substantially more). Located to the front of the property are 44 seats 32 car parking spaces are provided.



Premises Licence & Opening Hours

The property has been granted a Premises Licence in accordance with the Licencing Act 2003. We understand that the pub trades under traditional hours but has permission to sell alcohol Monday to Sunday 10:00 to 02:00 (non-residents).

Fixtures & Fittings

We understand that all trade fixtures and fittings are included as part of the sale price (excluding stock at valuation, personal and branded items).

Tenure

Freehold. The property will be sold with vacant possession subject to the expiry of the existing occupational agreement. VAT will be applicable on the purchase price.

There are rights of way over the property for the benefit of neighbouring properties as can be seen on the ground. Interested parties should familiarize themselves with these rights before making an offer.

Price

£795,000 (seven hundred and ninety five thousand pounds). The sale will be subject to an overage agreement. In the event a future purchaser obtains

planning permission for alternative use/s the purchaser and vendor will share equally in any uplift in the market value of the property. This overage will apply for 25 years.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £33,500. The National Multiplier for England and Wales for 2018/19 is £0.493.

The Council Tax for the manager's accommodation is Band C.

Planning

We understand the premises benefits from an A4 Use Class. We understand the property is not listed and falls within the administrative boundary of North Dorset District Council.

Services

Services are in place, including water, electricity and telephone, gas via private gas tanks and foul via an on-site sewage treatment plant.

Energy Performance

The property has a C-68 rating.

Viewing

For a formal viewing, strictly by appointment with Savills.

Contact

Chris Bickle
+44 (0) 23 8071 3943
cbickle@savills.com

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

Savills
2 Charlotte Place
Southampton SO14 OTB

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