Mr Russell Brown
Planning Services
Wiltshire Council
By email only

27th July 2023

Dear Russell,

Application References PL/2023/05667 & PL/2023/05436 – Proposed alterations to facilitate conversion of Public House into residential dwelling at The Angel Inn, High Street, Heytesbury, Warminster, BA12 0ED

We have been instructed by our Clients, Mr and Mrs Waters, to examine the above referenced application, and having done so, write to raise our **objections** to the scheme as proposed.

Procedural Matters

We are firstly concerned at the lack of proper public consultation on this application. Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 states that an application for planning permission must be publicised by the local planning authority in the manner stated within that article. Para (5) applies to this form of application, and it is stated requisite notice must be given:

'a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or

b) by serving the notice on any adjoining owner or occupier'.

No site notice has been displayed, and despite The Coach House being an adjoining property, the occupiers have not been served notice.

The red line location plan is not consistent with the land ownership shown by the Title Plan. It appears part of the red line includes land likely owned by the Highway Authority (Wiltshire Council) and therefore the incorrect Ownership Certificate has been signed. The application is therefore technically invalid.

Furthermore, any land within the blue line at the front of the site (shown on the block plan) is not owned by the Applicant. Consequently, the two parking spaces at the front of the pub should not be counted towards overall provision and there is therefore a parking shortfall.

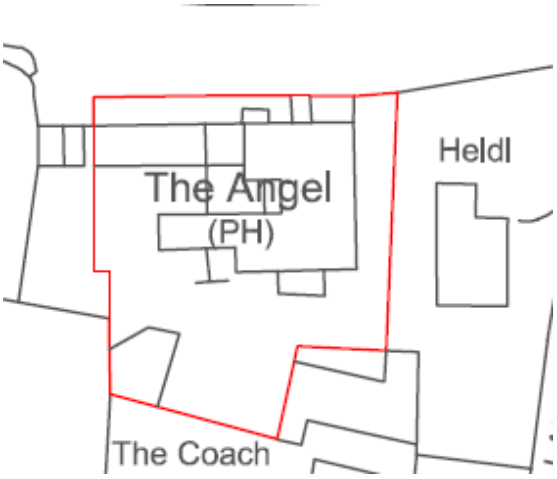


Figure 1: Submitted red line plan

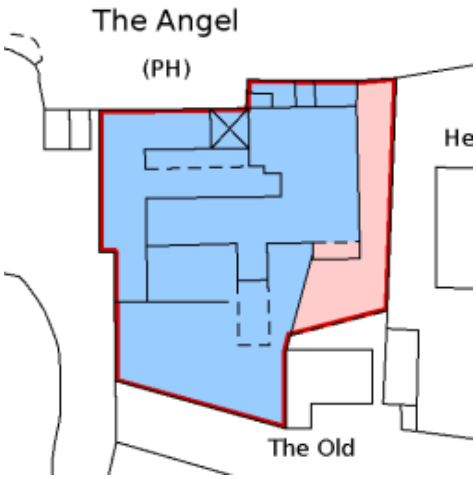


Figure 2: Extent of boundary shown on Title Plan

Loss of Public House

The loss of the pub is contrary to the provisions set out at paragraph 84(d) of the NPPF which, with the aim of supporting a prosperous rural economy, requires planning decisions to retain local community facilities such as public houses.

Although the Applicants refer to another alternative pub offering in Heytesbury it should be noted that the two pubs are at either end of the High Street and have traditionally had very different offerings.

Core Policy 49 of the Wiltshire Core Strategy (WCS) seeks to protect rural services and community facilities and there are several stages that an applicant needs to go through before, as a last resort, they can consider redevelopment for a non-community service/facility.

1) Firstly, an applicant must demonstrate that the site/building is no longer economically viable for an alternative community use, with preference first being given to retaining the existing use.

The Applicant has provided no evidence with regard to economic viability apart from anecdotal comments regarding cost increases. To demonstrate compliance with CP49 we would expect a commercial viability report to be provided by a Chartered Surveyor. There is not enough evidence to demonstrate the building is no longer economically viable and therefore the application fails to comply with the first step of CP49.

2) Secondly, the applicant has not then considered, in accordance with CP49, whether a mixed use, which still retains a substantial portion of the community facility/service, would be feasible. It is only

possible to consider other uses such as residential as a last resort, when all other options have been exhausted. This process has not been undertaken.

In a recently dismissed appeal which also was for the change of use of a Grade II Listed village pub (decision included at **Appendix A**), the Inspector highlighted this approach and the need to exhaust all other options before a non-community use is considered (paragraph 11 of the Inspector's decision).

3) Thirdly, the limited marketing evidence that has been provided does not justify the £700K sales price. There is no justification as to this being a reasonable value. Furthermore, **Appendix B** includes the title plan and register showing the property was bought for £375k in November 2019. It therefore seems unlikely that the pub can now reasonably be worth £700K. Included at **Appendix C** are some comparable examples of pubs for sale in Wiltshire, which are all currently for sale at a considerably lower price than £700K.

Additionally, included at **Appendix D** is a copy of the sales particulars form when the pub was for sale in 2019 with a value of £450K. At the time, the pub was offered as a going concern. Given the market downturn due to the pandemic and the fact the pub has now closed, it would be reasonable to assume the value would have decreased, not increased by 55%. Indeed, the Inspector makes this precise point at para 12 of the Appeal Decision at **Appendix A.**

4) CP49 also requires the building to be marketed for both leasehold and freehold. There is no evidence the building has been offered as a leasehold option. Although the sales particulars were not submitted with the application the Rightmove advert suggests it was only offered for sale on a freehold basis. The Daltons listing (including at **Appendix E)** also confirms the building was not listed for sale to include potential for other community uses.

5) The application includes no evidence of contact with community groups or the Parish Council who may be interested (or know of any groups who may be interested) in the building for other community uses.

Heritage Matters

Paragraph 199 of the NPPF explains that great weight should be given to the conservation of designated heritage assets. However, owing to the failure to demonstrate compliance with CP49, it has not been properly established that the proposal would secure the optimum viable use of the designated heritage asset.

Changing the use of the building from a pub to a dwelling will fundamentally alter its character and there will be harm to the special interest of the listed building as a result. As detailed in the Heritage Statement, it is possible that the property might have been in existence from as early as the 17th century. Heytesbury is a historic settlement and being within the Conservation Area the loss of the pub will also cause harm to the character of the village.

The proposed alterations offer no real aesthetic improvement or enhancement. The enlarged proposed glass balcony in particular (to the west elevation) is not considered to be a positive addition to a Grade II Listed Building.

Overall, the proposed works and change of use will have an unacceptable effect on the historic interest of The Angel Inn and therefore would conflict with CP58 and the NPPF.

Parking

Considering the red line/blue line issue outlined at the beginning of this letter the proposal only provides two spaces and due to the creation of the garden, there appears to be insufficient space for cars to turn within the site. For a dwelling with 4+ bedrooms, a minimum of 3 spaces should be provided along with dedicated space for bicycle storage (in accordance with the Wiltshire Car Parking Strategy 2015).



Figure 3: Proposed site plan extract showing inadequate space for turning within the driveway or parking for 3 spaces within the Applicant's ownership

Conclusions

In summary, this letter has detailed how:

- The application has not provided sufficient evidence to demonstrate compliance with CP49 of the Wiltshire Core Strategy.
- The proposed development would erode the character of the listed building and wider Heytesbury Conservation Area.
- Insufficient parking is provided.
- The submitted red line is incorrect.
- The Ownership Certificate is incorrect.
- No site notice has been displayed and nor has an adjoining occupier been notified.

For these reasons the application should be **refused** and the applicant should make further efforts to find an alternative community use if a public house is truly no longer viable.

Yours sincerely

Zoe Wilkinson

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Associate
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Appendix A – Appeal Decision – King's Head, Chitterne

Appendix B – Title Plan and Register

Appendix C – Comparables

Appendix D – 2019 Sales Particulars

Appendix E – Daltons website listing

Appendix A

The Planning Inspectorate

Appeal Decisions

Hearing Held on 13 June 2023
Site visit made on 13 June 2023

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 June 2023

Appeal Ref: APP/Y3940/W/22/3313477
King's Head, Chitterne BA12 0LJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr K. Stone against the decision of Wiltshire Council.
- The application Ref PL/2022/00563, dated 22 January 2022, was refused by notice dated 24 May 2022.
- The development proposed is change of use from public pouse to single detached residential dwelling including minor internal alterations and demolition of flat roof rear extension.

Appeal Ref: APP/Y3940/Y/22/3312123
King's Head, Chitterne BA12 0LJ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr K. Stone against the decision of Wiltshire Council.
- The application Ref PL/2022/00784, dated 22 January 2022, was refused by notice dated 31 May 2022.
- The works proposed are change of use from public house to single detached residential dwelling including minor internal alterations and demolition of flat roof rear extension.

Decisions

1. The appeals are dismissed.

Procedural Matter

2. During the appeal the Council submitted revised plans it had agreed with the appellant. They clarify a drafting error in relation to a window and reduce the extent of fabric loss relating to a proposed internal opening. Given that these changes would be modest and reduce the extent of the proposed works, I had regard to the revised plans in my decisions without prejudice to any party.

Main Issues

3. The King's Head is a Grade II listed building and public house within the village of Chitterne. It is currently closed but listed as an Asset of Community Value (ACV). Within this context the main issues are:

   - whether or not the proposal would result in the unacceptable loss of a community facility; and,

   - the effect of the proposed works on the special architectural and historic interest of the Grade II listed building The King's Head.

Reasons

Community facility

4. The starting point for decision making is the development plan. As the only public house in Chitterne, The King's Head is a community facility pursuant to Policies CP48 and CP49 of the Wiltshire Core Strategy (adopted 2015) (WCS). These policies seek to safeguard rural community facilities. They are consistent with Paragraph 84 of the National Planning Policy Framework (the Framework) insofar as it seeks policies to enable the retention of the same.

5. Policy CP48 vi) supports schemes for the change of use of a community facility where it is necessary to allow a viable continued use. The appellant purchased the pub in 2011 and I am led to believe that during the first two years of its operation it was popular and well frequented. The appellant has submitted accounts from 2015 to 2020 which show the King's Head making annual losses by that period. While these accounts, at first blush, may suggest an inherent viability issue for the pub, it is clear that certain circumstances prevailing during that time were not conducive to its successful operation.

6. The card payment system was removed around 2018. I do understand why that happened, but people tend to carry less cash today, particularly following the Covid pandemic and as smart phones have become a medium for fiscal transactions. A reliance on cash to use the pub is likely to have decreased its footfall, as spontaneous or unplanned visits would have been curtailed. The discussed pattern of irregular opening hours would have similarly affected footfall. Despite the obvious endeavours of the appellant, and due to a series of circumstances beyond his control, the food offer at the pub was reduced and then largely withdrawn during this period. The absence of a reliable food offer is likely to have significantly impacted both local and passing trade.

7. The appellant apportions much of the deteriorating financial situation at the pub to an alleged reduction in passing trade caused by the 2013 redesignation and truncation of the A344 at Stonehenge. However, any reduction in traffic is not well substantiated. Chitterne is close to Warminster, the A36 and Longleat, and the highway network which includes the village still connects Stonehenge to Bath. The Parish Council told me at the hearing that significant vehicle movements have been recorded in Chitterne by a traffic /speed survey.

8. I acknowledge that there has been a high churn of landlords at the pub prior to the appellant's tenure. However, from what I heard at the hearing, this is likely more down to poor working conditions associated with the previous brewery's custodianship, rather than a lack of viability for The King's Head itself.

9. With regard to any perceived trade competition between The King's Head and Chitterne village hall, the latter does not have a permanent alcohol licence, village halls and pubs present a different ambiance, and their social functions are not entirely analogous. I would suggest that in Chitterne these facilities are more likely to work in harmony because it is in the community's interest for them to do so. When the village hall hosts wider events, such as Pilates classes, this seems to me more likely to draw passing trade to the pub.

10. The Chitterne Community Pub Group (CCPG) has a business plan for the operation of The King's Head if the CCPG were to purchase it. I understand that the plan was instrumental in the CCPG securing a substantial Public Works

Loan. Whilst the terms of the loan will require reappraisal by the end of July, it is fair to deduce that the loan would not have been agreed had the Public Works Loan Board not considered the CCPG's business plan robustly credible and adequately viable at the time. The terms of the loan appear supportive and the CCPG's plans are flexible and proactive, incorporating a possible pop-up retail element and a prescription pick up service. This further endorses my opinion that the pub is not moribund; a change of use is not demonstrably necessary to secure a viable continued use of this building at this time.

11. Policy CP49 focuses on the marketing of community facilities. Amongst other things, marketing should be comprehensive and establish appropriate prices, reflecting local market value, the current use and the condition and location of the premises. Only when it is demonstrated that all preferable options are exhausted will a change to a non-community use be considered. When marketing of The King's Head was taken on by Sydney Phillips in 2016, the pub was put on the market at £340,000 as a going concern. This asking price has fluctuated over time, including reductions, but broadly around that price and I understand the pub is still on the market for around that price.

12. At the hearing I learnt that an independent valuation of The Kings Head by the Plunkett Foundation valued it at £350K as a going concern, £295k if in default, and £245K if closed. Considering the market downturn due to the pandemic and given that the pub closed in 2020 and is no longer a going concern, it is logical to surmise that the marketed value of The Kings Head should have been lower than as latterly advertised. This leads me to the conclusion that, whilst the ACV listing may well have dampened interest in some cases, the pub has not been marketed at an appropriate price since its closure. Moreover, the appellant was not able to explain at the hearing why the pub has not been advertised in industry specific publications since 2019. This indicates that the more recent marketing has also not been comprehensive.

13. Policy CP48 requires that community facilities be protected from loss until such time as the community has had a realistic opportunity to take control of the asset. In August 2021 the CCPG made offers of £315K and £325K, both of which were rejected, following which the asking price was hiked to £350K. This is despite the appellant accepting an offer of £320K from a third party in April that year. At the hearing the appellant conceded that these actions were largely driven by emotion, given a perception that the conduct of the CCPG and ACV status had prevented the selling of the pub. Consequently, whilst the appellant is not obliged to accept any offer, it is evident that the community, represented through the CCPG, has been denied a realistic opportunity to take on The Kings Head, contrary to the requirements of the development plan.

14. I must therefore conclude that the proposal would result in the unacceptable loss of a community facility. It would conflict with the relevant objectives of Policies CP48 and CP49 of the Wiltshire Core Strategy, and the Framework.

Listed building

15. The significance of the King's Head in its current guise is largely drawn from its historic fabric of 19th Century origin, its plan form, and the composition of its façade, with a chequered flint and limestone core range and a surviving, dressed limestone bay to the right. The works, insofar as they would transform the form and layout of the historic public house to that of a private dwelling, with modest associated historic fabric loss, would harm its significance. There

would be enhancements through the reinstatement of a window and the removal of a flat roof rear extension, but overall, the scheme would result in less than substantial harm to the significance of the listed building, albeit at the lower end of a sliding scale of that harm.

16. Paragraph 199 of the Framework explains that great weight should be given to the conservation of designated heritage assets. Paragraph 202 requires decision makers to weigh any less than substantial harm to a designated heritage asset against the public benefits of the scheme, including securing its optimum viable use. Here, that exercise takes place in the context of s.16(2) and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which set a strong presumption against a grant of planning permission or listed building consent if a scheme would cause harm to the special interest of a listed building.

17. There would be modest social and economic benefits through the provision of a dwelling in the village. However, given my findings above, it has not been properly established that the proposal would secure the optimum viable use of the designated heritage asset. Without that, the public benefits of the scheme fall short of justifying the harm that would be caused; harm that must be given considerable importance and weight in the balancing exercise[1].

18. Accordingly, the proposed works would have an unacceptable effect on the special architectural and historic interest of The King's Head in conflict with the heritage objectives of Policy CP58 of the WCS and the Framework.

Other Matters

19. The site is also in the Chitterne Conservation Area (the CA). Given that the external alterations proposed are predominately to the rear of the proposed dwelling and would be largely concealed from the public realm, I consider that the character and appearance of the CA would be preserved.

Conclusion

20. The proposed development conflicts with the development plan when read as a whole and the other considerations before me do not indicate that I should make my decisions other than in accordance with the development plan.

Matthew Jones
INSPECTOR

[1] This finding is consistent with the position as set out in the signed Statement of Common Ground, Para 2.1.2

APPEARANCES

FOR THE APPELLANT:

Peter Grist	Agent
Kenton Stone	Appellant
Susan MacLaurin	Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Verity Giles-Franklin	Senior Planning Officer
Angela Ellis	Senior Planning Officer

INTERESED PERSONS

Richard Hendrickse	Chitterne Community Pub Group
Charles Horsfall	Chitterne Parish Council
John Dillon	Chitterne Parish Council
Jane Bell	Chitterne Parish Council

Local Residents

Murray Kent	Pam Kent	Charles Micklem
Anthony Knyvett	Tana Knyvett	Brian Lee
Susan Lee	Pete Sawyers	Jan Sawyers
Mike Lucas	Ann Moody	Angela Milne
Kathryn O'Driscoll	Richard Johns	Barry Ricketts

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.

Appendix B

Official copy of register of title

Title number WT221864 | Edition date 25.10.2022

- This official copy shows the entries on the register of title on 10 JUL 2023 at 16:08:43.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 24 Jul 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

WILTSHIRE

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Angel, High Street, Heytesbury, Warminster (BA12 0ED).

2 The land tinted blue on the title plan has the benefit of the following rights granted by a Conveyance thereof and other land dated 2 November 1923 made between (1) Barclays Bank Limited (2) The Right Honourable Leonard Baron Heytesbury and Robert Hildyard Henley Eden (3) Herman Diamant and (4) Samuel Lawrey Usher and Bernart Wilmot Reddrop:-

"Together with a right of way for the Trustees their heirs and assigns and other the owners or occupiers for the time being of the hereditaments hereby conveyed and all persons authorised by them over the entrance way and stable yard coloured blue and not hatched on said plan for the purpose of repairing the building for the time being on the land hereby conveyed as such users have heretofore been enjoyed."

NOTE: The land coloured blue and not hatched referred to is the roadway and yard adjoining the eastern boundary of the land tinted blue on the title plan.

3 The land tinted blue on the title plan has the benefit of the following rights reserved by a Conveyance of land lying to the east thereof dated 31 December 1959 made between (1) Ushers Wiltshire Brewery Limited and (2) William Wallace Marks:-

"EXCEPTING AND RESERVING unto the Company or others the owner or owners for the time being of the adjoining property known as Angel Inn Heytesbury aforesaid retained by the Company such right of light and air over the property hereby conveyed as will enable the Company or other the owner or owners as aforesaid to use the said adjoining property retained by the Company for building or other purposes."

4 A Conveyance of the land tinted pink on the title plan and other land dated 27 September 1971 made between (1) Emma Gwynedd Hill (Vendor) and (2) John Ashton-Sutcliffe (Purchaser) contains the following provision:-

"It is hereby agreed and declared that the Purchaser and his successors

A: Property Register continued

in title shall not be entitled to any right of light or air which would in any way restrict or interfere with the free user of the Retained land of the Vendor either for building or any other purpose whatsoever."

5 (18.07.2003) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 30 June 2003 made between (1) Jeremy Gordon Giddings and (2) Greene King Acquisitions Limited.

NOTE: Original filed.

6 (18.07.2003) The Transfer dated 30 June 2003 referred to above contains a provision as to light or air.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (25.10.2022) PROPRIETOR: JOHANNES FRANCISCUS HENDRIKER TIEMAN of 7a, Upton Scudamore, Warminster BA12 0AE.

2 (15.11.2019) The price stated to have been paid on 4 November 2019 was £375,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 By a Conveyance of the land tinted pink on the title plan and other land dated 31 December 1948 made between (1) Margery Ena Primrose Matthews (Vendor) and (2) Robert Charles James Hill (Purchaser) the land was conveyed subject as follows:-

"Subject nevertheless (a) to the exception and reservation in favour of the owner or owners for the time being of the adjoining premises known as The Angel Inn, Heytesbury aforesaid of a right of way for the purpose only of repair to the said Angel Inn Heytesbury and premises over the entrance way and stable yard coloured pink and hatched and between the points marked "A" and "B" on the said plan as at present used and enjoyed but without obstructing the Purchaser or his successors in title in the use and enjoyment of the land thereby conveyed including the land so hatched on the said plan aforesaid

(b) to the exception and reservation in favour of the said owner or owners for the time being of the said Angel Inn of a right to lay and maintain from the said Angel Inn to the garden belonging thereto marked "C" on the said plan a drainage pipe under the said Angel Inn nevertheless doing no unnecessary obstruction to the land thereby and forthwith reinstating and making good any damage or injury or obstruction caused or done to the said premises thereby conveyed in or through the exercise of this right or paying reasonable compensation to the Purchaser or his successors in title for any damage thereby occasioned."

NOTE: No copy of the plan referred to was supplied on first registration.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

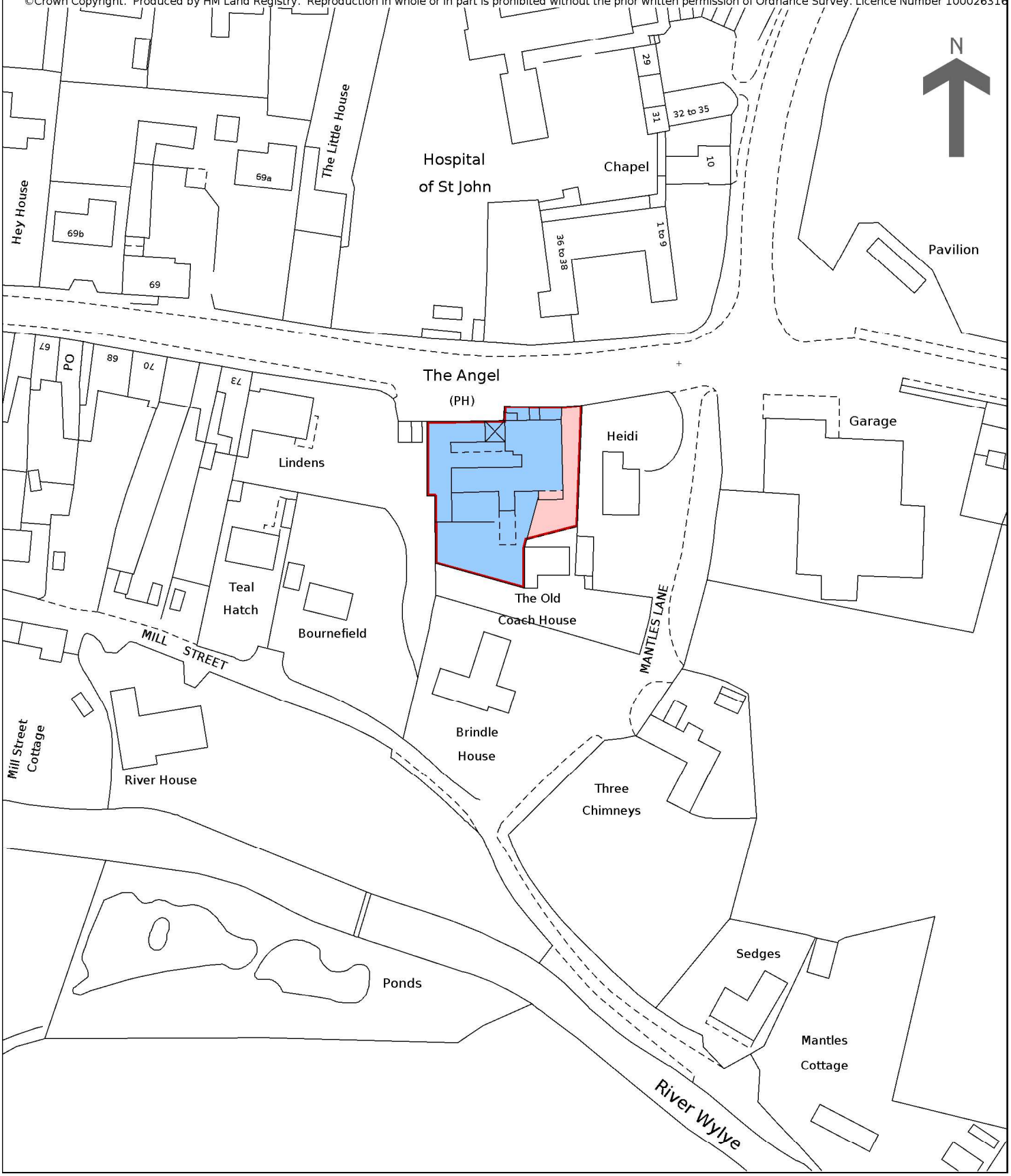
- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 24 July 2023 shows the state of this title plan on 10 July 2023 at 16:08:43. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Weymouth Office .

HM Land Registry
Official copy of title plan

Title number **WT221864**
Ordnance Survey map reference **ST9242NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**

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Appendix C

COMPARABLES FOR THE ANGEL INN

No.	Pub Name	Price	Approximate Distance to Heytesbury
1	The Pelican, Stapleford	£525K	10 miles
2	The Black Dog, Chilmark	£550K	10.5 miles
3	The Butt of Sherry, Mere	£480K	13 miles
4	The Bell at West Overton	£575K	45 miles
5	The Kings Head, Chitterne	£340K	4.2 miles
6	The Woolpack, Warminster	£395K	2.2 miles
7	The George, Codford	£275K	3.4 miles
8	The Red Lion Inn, Axford	£450K	35.2 miles
9	Victoria & Albert, Netherhampton	£325K	16 miles
10	The Radnor Arms, Corston	£450K	33.8 miles
11	Cross Keys, High Street, Rowde	£400K	20 miles
12	Waggon and Horses, High Street	£295K	35.8 miles
13	Spice Merchant, 36 Holloway	£475K	36.5 miles
14	The Goddard Arms, Clyffe Pypard	£495K	32.1 miles

Average advertised price of the 14 properties = approximately £431K

1) The Pelican, Stapleford (£525K) – approximately 10 miles from Heytesbury



2) The Black Dog, Chilmark (£550K) – approximately 10.5 miles from Heytesbury



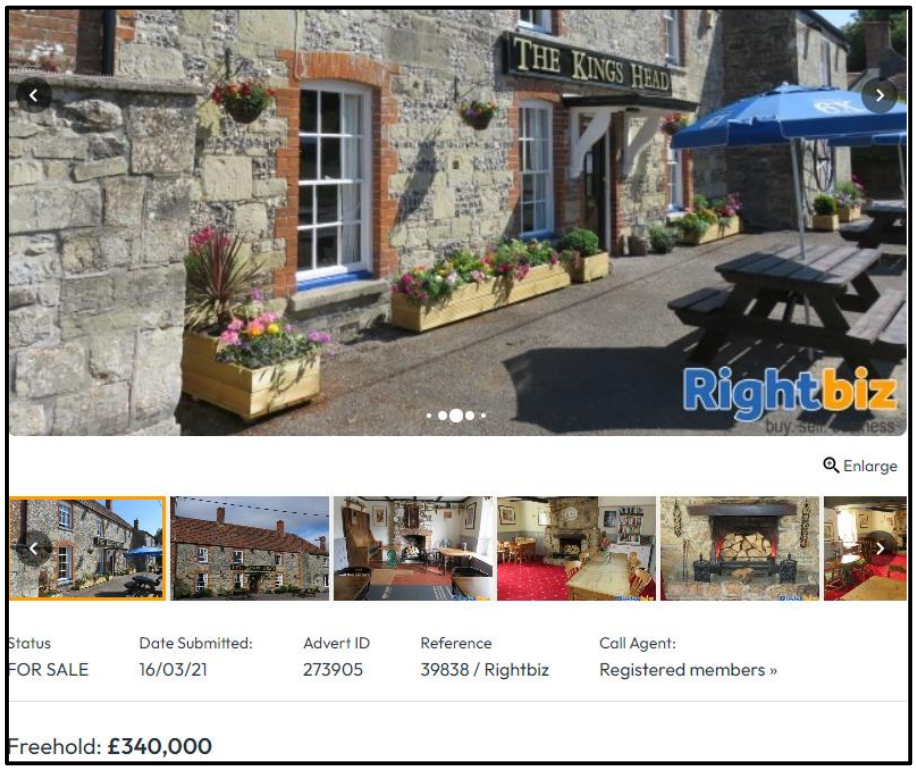
3) The Butt of Sherry, Mere (£480K) – approximately 13 miles from Heytesbury



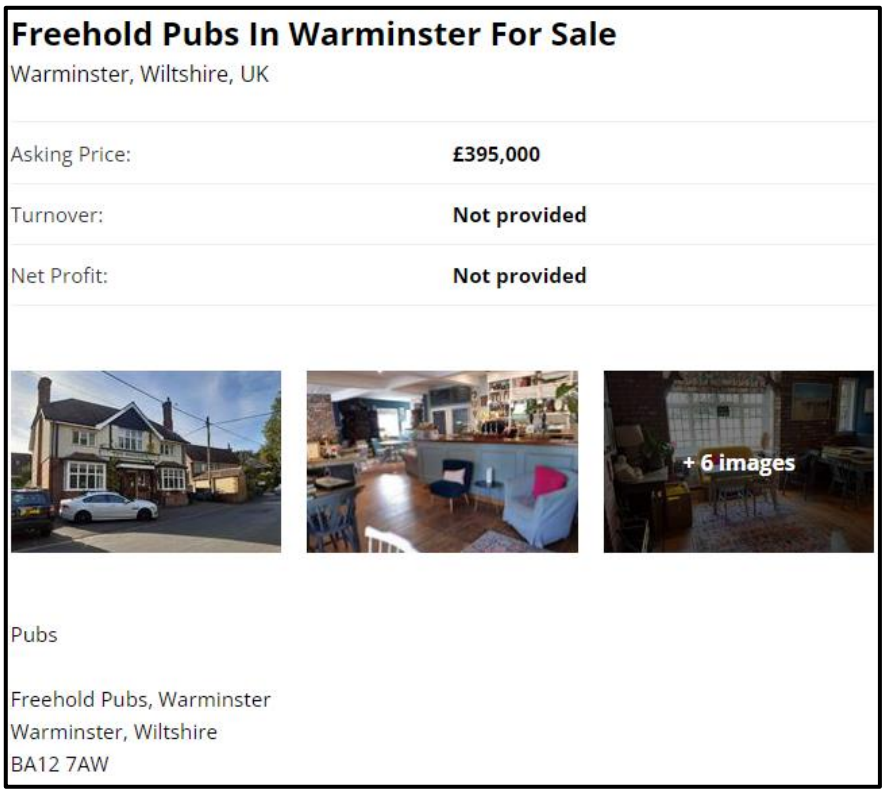
4) The Bell at West Overton (£575K) – approximately 45 miles from Heytesbury



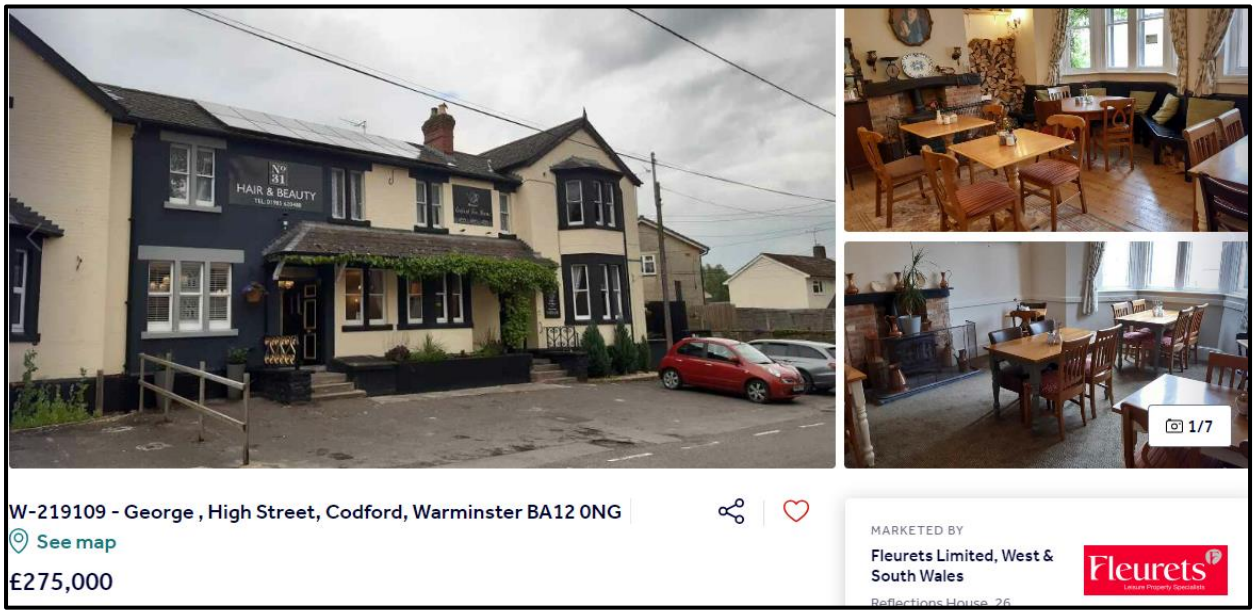
5) The Kings Head, Chitterne (£340K) – approximately 4.2 miles from Heytesbury



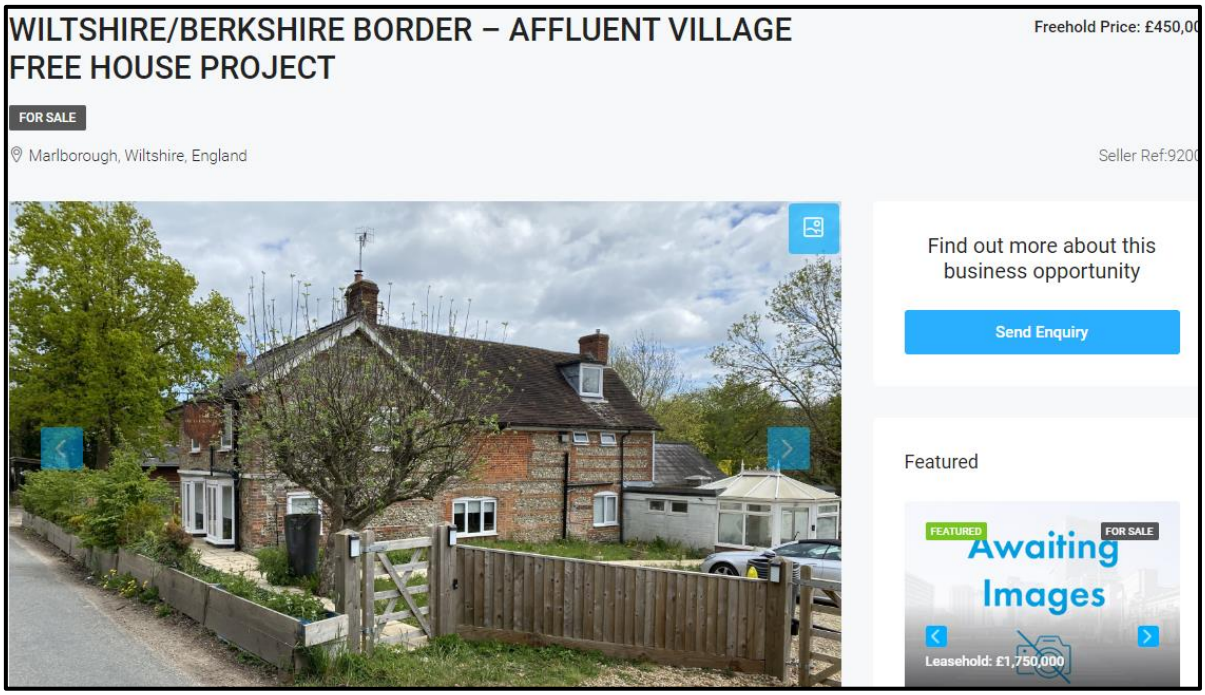
6) The Woolpack, Warminster (£395K) – approximately 2.2 miles from Heytesbury



7) The George, Codford (£275K) – approximately 3.4 miles from Heytesbury



8) The Red Lion Inn, Axford (£450K) – approximately 35.2 miles from Heytesbury



9) Victoria & Albert, Netherhampton (£325K) – approximately 16 miles from Heytesbury



10) The Radnor Arms, Corston, Malmesbury (£450K) – approximately 33.8 miles from Heytesbury



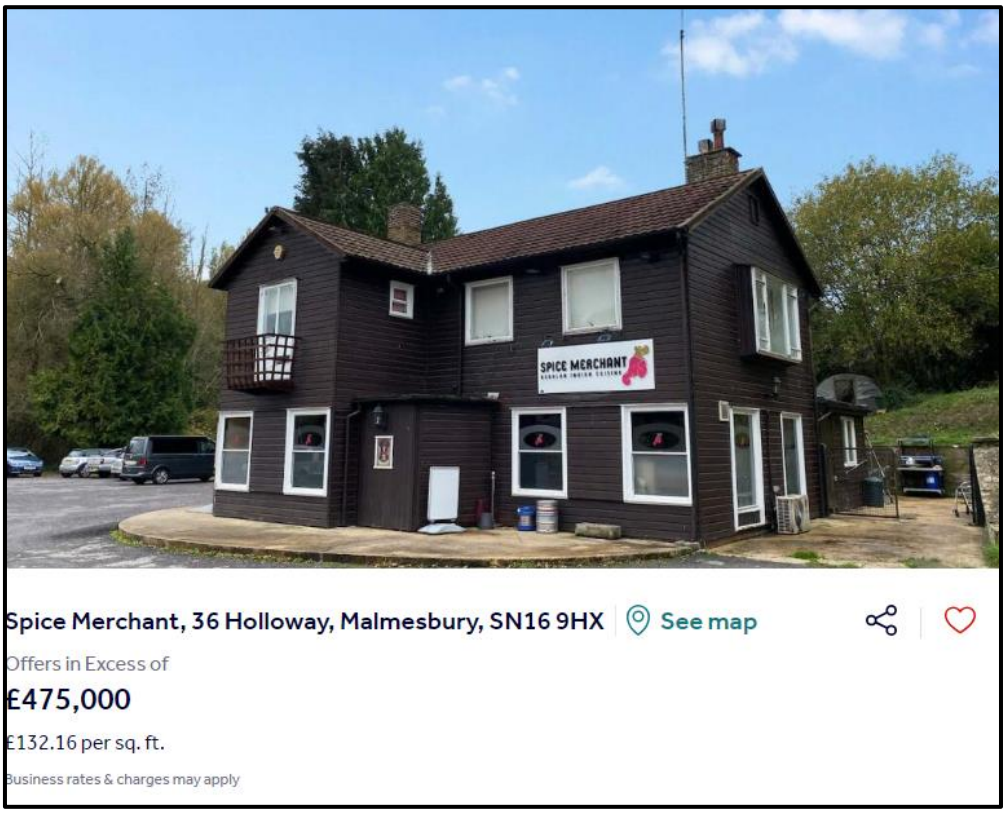
11) Cross Keys, High Street, Rowde, Devizes (£400K) – approximately 20 miles from Heytesbury



12) Waggon and Horses, High Street, Swindon (£295K) – approximately 35.8 miles from Heytesbury



13) **Spice Merchant, 36 Holloway, Malmesbury (£475K) – approximately 36.5 miles from Heytesbury**



14) **The Goddard Arms, Clyffe Pypard, Swindon (£495K) – approximately 32.1 miles from Heytesbury**



JAMES A BAKER
CHARTERED SURVEYORS

Appendix D

LICENSED | LEISURE | COMMERCIAL

The Angel Inn

High Street, Heytesbury, Wiltshire, BA12 0ED



For Sale Freehold Licensed Premises
Guide Price: £450,000 plus VAT
Sole Selling Agents

- Charming Grade II Listed village inn
- Benefit of five en-suite letting bedrooms
- Good sized plot of 0.28 of an acre
- Alternate use opportunity subject to obtaining the necessary permissions

RICS®

01225 789 343
The Bank, 18 Newbridge Road, Bath, BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

The Angel Inn

High Street, Heytesbury, Wiltshire, BA12 0ED

For Sale Freehold Licensed Premises
Guide Price: £450,000 plus VAT
Sole Selling Agents







Location

Heytesbury is a charming Wiltshire village located 4 miles south east of Warminster and 18 miles north west of Salisbury. The village is situated just off the A36 and benefits from nearby attractions such as Longleat Safari Park, Stonehenge and Center Parcs at Longleat Forest. The pub fronts the High Street.

Accommodation

The Angel Inn is a Grade II listed two storey detached property of painted brick construction beneath a half hipped tiled roof with additions to the rear. The ground floor trade areas comprise an open plan bar with lounge area for circa 30 covers with interlinking restaurant areas for circa 50 covers. The first floor can be accessed via a dual staircase and comprises five en-suite letting bedrooms as well as the private accommodation. The private accommodation comprises two bedrooms, kitchen, lounge, bathroom and storage cupboards. There is an external staircase leading to the first floor which acts as a fire escape. Ancillary areas include customer WCs, dry store with laundry facilities, catering kitchen with prep/wash room, first floor office and a beer cellar. Externally there is an enclosed patio trade area to the side for circa 20 covers, garage/store room and a car park to the rear. There is also dedicated car parking space for vehicles to the front of the property.

The pub has a ground floor Gross Internal Area approximately 3,340 square feet and sits on a plot circa 0.28 of an acre.

The Angel Inn offers a great opportunity to acquire the freehold of a charming village pub with letting rooms. Licensed operators and restaurateurs will be mainly of interest however the property also has potential for a range of other uses, subject to obtaining the necessary permissions.

RICS®

01225 789 343

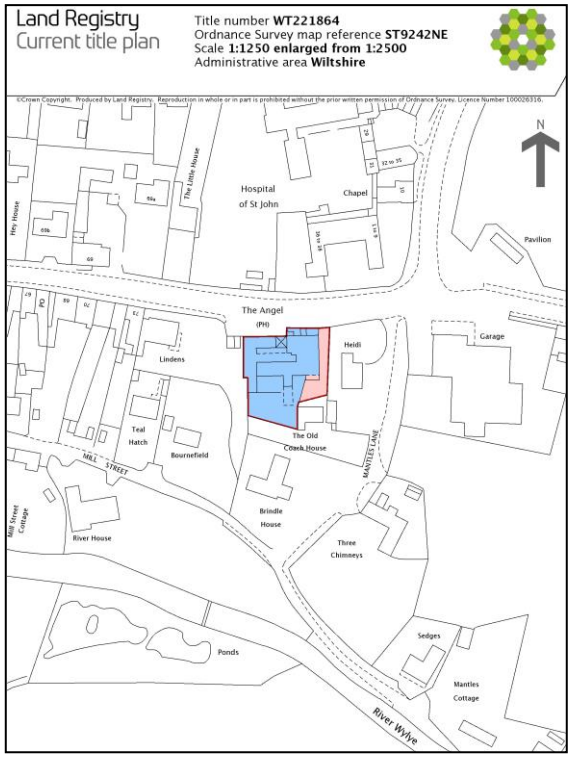
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General Information

Rating

The current Rateable Value is assessed at £40,000.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that mains water, electric and drainage services are connected to the property. The property is served by an LPG gas tank.

Trading

The premises are currently open for trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property is Grade II listed and therefore does not require an EPC.

VAT

VAT will be applicable on the sale of this property.

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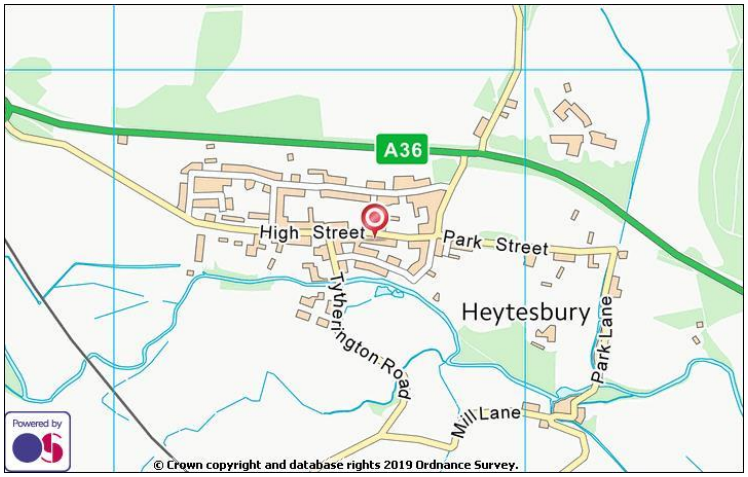
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Agent Details

For further details please contact



Charlie Noad
Agency Surveyor, Bath
07780599698
charlie@jamesabaker.co.uk

Disclaimer
JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:
1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers 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 item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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Appendix E

Daltonsbusiness

Login Sell

Home > Business > Commercial Properties > Pubs and Hotel Properties > WILTSHIRE- DESIRABLE VILLAGE FREE HOUSE WITH LETTING ROOMS

Back to Results

WILTSHIRE- DESIRABLE VILLAGE FREE HOUSE WITH LETTING ROOMS

Freehold Price: £700,000

FOR SALE

Warminster, Wiltshire, England

Seller Ref:93519



Overview

Seller Ref: 93519

Other Pubs, **Public Houses**, **Pubs**, **Pubs and Hotel Properties**
Business Type

Description

17th Century village freehouse
Main bar (30) Restaurant (50)
5 ensuite letting bedrooms
2 bed owners flat
Car park, trade patio

Is this business relocatable:	No
Is this business home based:	No
Is accommodation included:	Yes
Is this In administrative/receivership:	No
Is stock included:	NA

Listed By: Sidney Phillips

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If this business isn't quite right for you, click 'Show Similar Results' for others you may be interested in. If this is for you, enter your details below to enquire today, we'll show you more suggestions once you've sent your enquiry to this seller.

Show Similar Results

Send Enquiry