



White Horse Inn

*Compton Bassett
Calne
SN11 8RG*

*Leasehold: £70,000
Annual Rent: £35,000*

Ref: 3451566

KEY HIGHLIGHTS

- Attractive period pub with features
- Net T/O YE 31/03/24 £569,310 GP 67%
- 8 ensuite letting rooms
- Large trade garden & grounds
- 2 bedroom flat with separate entrance
- Car park. Energy Rating E





LOCATION

Compton Bassett is a historic village in North Wiltshire, set amidst rolling countryside just east of Calne and near Cherhill. Despite its rural charm, it offers convenient access to Chippenham, Marlborough, and Swindon.

The village benefits from strong transport links, with the A4 and A3102 nearby and the M4 (Junction 16) approximately 20 minutes away, providing direct routes to London, Bristol, and South Wales. Rail services are available from Chippenham (6.5 miles) and Swindon (11 miles), offering fast connections to London Paddington, Bristol, Reading, and Oxford.

Nearby attractions include the UNESCO World Heritage Site of Avebury, the Cherhill White Horse, and Bowood House & Gardens. The surrounding area is ideal for walking, cycling, birdwatching, horse riding, and golf.

Location (what3words): [///ducks.sparks.mutter](https://www.what3words.com/ducks-sparks-mutter)

[Click HERE](#) For Location Map



DESCRIPTION

The White Horse Inn is believed to date from the early 18th Century and is an example of traditional rural Wiltshire architecture.

The main building comprises a two-storey, whitewashed stone building with a pitched stone roof and stone mullioned windows and a single storey extension to the rear, which forms part of the restaurant and gives access to a central external courtyard.

To the other side of the courtyard, there is a separate two storey building which houses the letting accommodation.

The recently renovated function/meeting room can be divided to cater for two simultaneous events, both with direct access to the garden, and is located in a separate single storey building.

Internally, the main property retains a number of original architectural features, including exposed timber beams, open fireplaces, and flagstone flooring.

There is a large landscaped trade garden to the left hand side of the pub buildings, whilst to the right, there is a grassed field.

The car park is to the rear of the plot.

REGULATORY

Premises licence





INTERNAL DETAILS

Main Pub Building

- Bar counter
- Dining area
- Commercial kitchen
- Store
- Beer cellar
- Customer WCs

Garden Room

- Function/Meeting space (40)
- Customer WC

Outbuildings

- 2 x Store rooms
- Prep room with walk in fridge

TRADING INFORMATION

Year Ending	Net Turnover	Gross Profit
31/03/2024	£569,310	67%
31/03/2023	£522,345	68%
31/03/2022	£643,851	70%

LETTING ACCOMMODATION

Ground Floor

- Entrance foyer
- 6 x ensuite double bedrooms
- Laundry room

First Floor

- 2 x ensuite double bedrooms with balconies

EXTERNAL DETAILS

- Trade garden
- Grassed field
- Courtyard
- Car park

OWNER'S ACCOMMODATION

On the first floor of the main pub building there is a well appointed flat comprising:

- Two bedrooms
- Living room
- Galley kitchen
- Bathroom

This is currently used as additional letting accommodation.

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and will be free from loan, lease and hire purchase agreements.



TRADING HOURS

The current trading hours are:

- Mon 12–10pm
- Tue 12–10pm
- Wed 12–10pm
- Thu 12–10pm
- Fri 12–10pm
- Sat 12–10pm
- Sun 12–6pm

- Lunch 12–2:30pm
- Dinner 6–9pm

BUSINESS RATES

Rateable Value effective from 1st April 2023: £34,000.

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.

TENURE

A brand new private lease is being offered:

Headline Terms

- 10 year lease or longer
- Fully repairing and insuring
- Free of tie

Compton Bassett, Calne, SN11

Approximate Area = 5372 sq ft / 499 sq m

Outbuildings = 1362 sq ft / 126.5 sq m

Total = 6734 sq ft / 625.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1319186



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



GRAEME CLIFFORD

Business Agent

T: +447546 698 681

E: graeme.clifford@christie.com



RICHARD WOOD

Regional Director (South) – Pubs & Restaurants

T: +44 7778 880 583

E: richard.wood@christie.com

