



THE WAGGON & HORSES

Abingdon Road, Culham, Abingdon, Oxfordshire, OX14 3BW

FREEHOLD: £350,000 PLUS VAT | REF: 3858308

KEY HIGHLIGHTS

- Substantial detached property - closed
- Planning permission for 20 bed hotel
- Three bedroom owners' accommodation
- Prominent roadside location near Abingdon
- Flexible layout suitable for multiple uses
- Rare redevelopment opportunity in sought-after Oxfordshire village

DESCRIPTION

This substantial detached property comprises a former public house with generous internal and external areas. The building is currently closed and has been vacant for approximately 10 years, presenting a rare opportunity for full-scale refurbishment or redevelopment. The site includes the original pub structure and later extensions, some of which are approved for demolition under the current planning consent.

LOCATION

The Waggon & Horses is situated in the historic village of Culham, near Abingdon in Oxfordshire.

The property enjoys a prominent roadside position on Abingdon Road, offering excellent visibility and accessibility. Culham is well-connected via the A415 and benefits from proximity to Culham Science Centre and the nearby railway station, making it an attractive location for both local trade and destination business.

LETTING ACCOMMODATION

Planning permission approved for the construction of 20 letting bedrooms in a rear single storey courtyard hotel.





INTERNAL DETAILS

The ground floor offers a large footprint with multiple trading areas, including:

- A traditional bar area
- Restaurant seating space
- Games area
- Commercial kitchen
- Customer toilets

While the property requires comprehensive refurbishment, the layout provides a flexible canvas for a new operator or developer to reconfigure the space to suit a variety of hospitality or mixed-use concepts.

OWNER'S ACCOMMODATION

The first floor includes a self-contained residential unit comprising:

- Three bedrooms
- Lounge
- Kitchen
- Bathroom

This space could be retained for owner/operator use, converted into staff accommodation, or potentially integrated into the wider redevelopment scheme.

TENURE

Freehold

EXTERNAL DETAILS

The site benefits from a generous plot with ample parking and scope for landscaping. The site area is 1.394 acres (0.564 hectares).

Planning permission has been granted for the creation of a 20-bed single-storey courtyard hotel, alongside a community orchard and associated works. The approved scheme includes the demolition of 20th-century extensions and the erection of new structures to support the hospitality offering.

TRADING INFORMATION

None available



THE OPPORTUNITY

This is a compelling opportunity for:

Pub operators seeking to reopen a well-located site with strong community interest and planning permission for significant expansion.

Developers looking to capitalise on the approved hotel scheme and potential for further residential or commercial uses.

Investors interested in restoring a historic property and

creating a multi-income stream business.

The planning consent (Ref: P22/S3308/FUL) provides a clear pathway to revitalising the site and re-establishing The Waggon & Horses as a key asset within the Culham community.

PLANNING PERMISSIONS

The Waggon & Horses benefits from full planning permission for a comprehensive redevelopment scheme that significantly enhances the site's commercial viability. The approved plans (Ref: P22/S3308/FUL) include the

refurbishment of the existing public house, demolition of later extensions, and the construction of a 20-bedroom single-storey courtyard hotel.

The scheme also incorporates the creation of a community orchard and associated landscaping works, offering a unique blend of hospitality and community engagement.

This presents a rare opportunity for developers or experienced operators to re-establish a landmark site with multiple income streams and long-term growth potential in a sought-after Oxfordshire location.



Existing Basement Floor
Scale 1:100 @ A1



Existing Ground Floor
Scale 1:100 @ A1



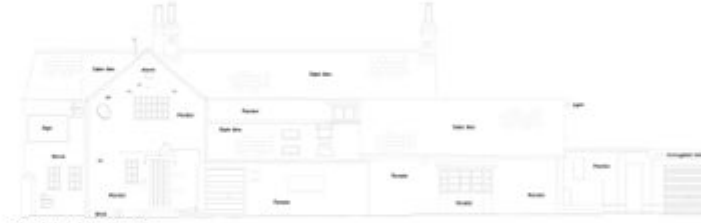
Existing First Floor
Scale 1:100 @ A1



Existing Elevation A
Scale 1:100 @ A1



Existing Elevation B
Scale 1:100 @ A1



Existing Elevation C
Scale 1:100 @ A1



Existing Elevation D
Scale 1:100 @ A1



Key Plan



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Issued for Planning	DD AND IV	DDC	A
Revision	Date	Check	Rev



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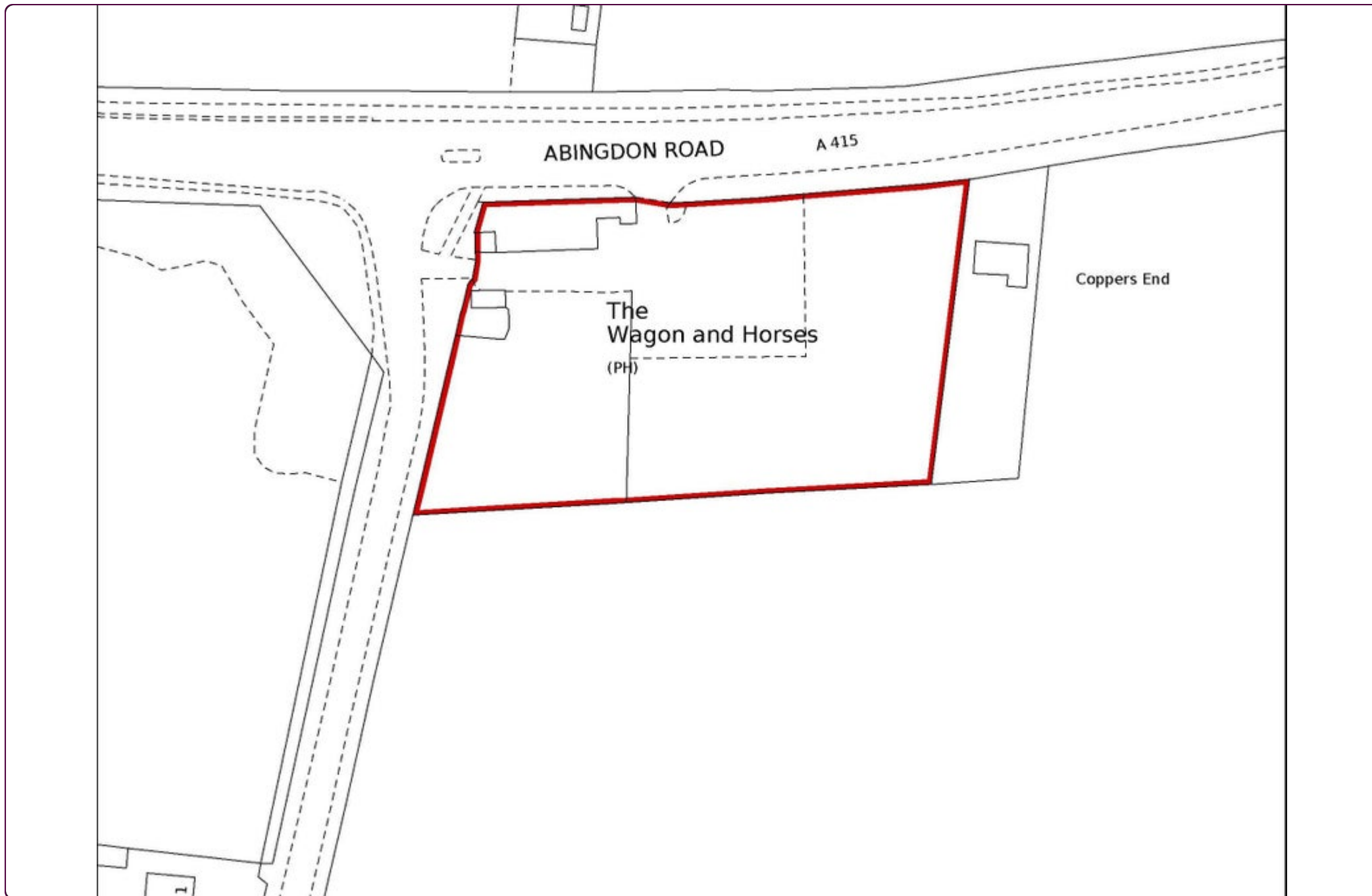
**DRAWING ISSUED FOR:
PLANNING**

Client:
Morrells Farming Ltd.

Project:
Redevelopment of Wagon & Horses

Drawing Title:
Existing Floor Plans and Elevations

Date	Drawn	Checked
April 2022	IM	LMD
Drawing No.	Revision	Scale
C12157.PL.010	-	1:100 @A1 1:100 @A1



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CONTACT

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



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