



The Crown & Anchor

1 Crowood Lane, Ramsbury,
Marlborough
Wiltshire
SN8 2PT

Freehold: £650,000

Ref: 3858267



DESCRIPTION

A two-storey, brick built property set in its own grounds. The property dates back to the 18th century and was a popular village pub for many years. With a large internal trade space a welcoming main bar, two ground floor flats and bedrooms on the first floor, the property has character throughout.

LOCATION

The Crown & Anchor is located in the picturesque village of Ramsbury in rural Wiltshire, only seven miles from the market town of Marlborough.

THE OPPORTUNITY

A new owner could refurbish and reopen the pub and continue trading as a village pub. This kind of operation bolstered by the income from the flats (whilst living on the first floor) could provide a good lifestyle for an owner/operator or add to the portfolio of an investor.

KEY HIGHLIGHTS

- Closed 18th Century Pub
- Bar/Lounge (60)
- Two ground floor flats, currently rented
- Garden at rear of property
- Parking available (8 spaces)
- Excellent potential once refurbished



LETTING ACCOMMODATION

Two flats on the ground floor which are currently being let through Air BnB. The flats are one bedroom with a kitchen, reception room and bathroom. They produce an income of £1000-£1500 a month.

There are three additional bedrooms, a kitchen and a bathroom on the first floor of the property.

OWNER'S ACCOMMODATION

An owner/manager could live comfortably on the first floor of the property, which contains three bedrooms, a bathroom and a kitchen. These rooms could also be used as further letting accommodation.

INTERNAL DETAILS

Ground floor - Bar/Restaurant/Lounge, commercial kitchen, a cellar and storage - 60. Also on the ground floor are two one bedroom flats with kitchens, reception rooms, bathrooms and their own entrances.

The first floor consists of three bedrooms, a kitchen and a bathroom.

EXTERNAL DETAILS

There is a lawned trade garden to the rear of the property and parking for eight cars.

FIXTURES & FITTINGS

The property is sold as seen, any remaining fixtures and fittings are included in the sale.



TRADING INFORMATION

No historic trading information available.

TRADING HOURS

Currently closed.

BUSINESS RATES

Rateable value of £3,500 (zero rates payable).

REGULATORY

Premises licence (lapsed).



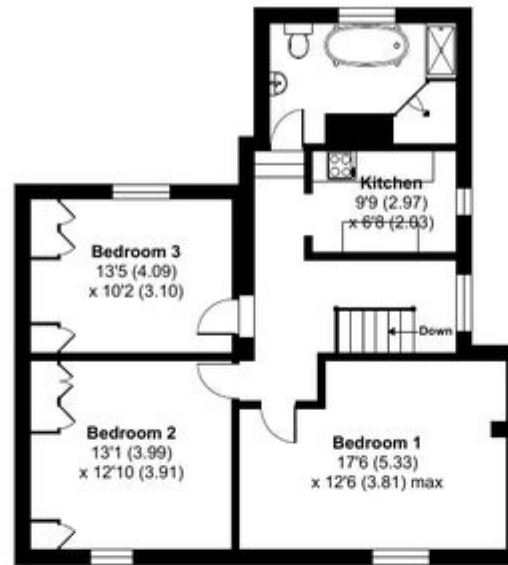
Crowood Lane, SN8

Approximate Area = 3587 sq ft / 333.2 sq m

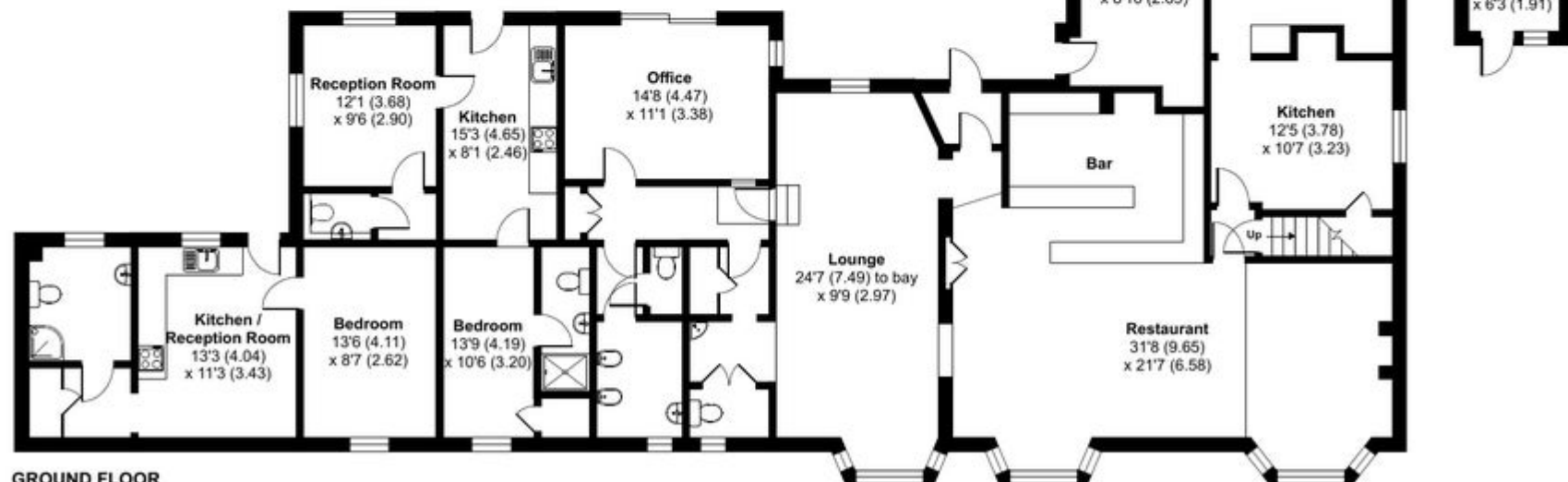
Store = 41 sq ft / 3.8 sq m

Total = 3628 sq ft / 337 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1119192



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.



CONTACT

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



TIM WIDDOWS

Associate Director - Pubs & Restaurants

T: +44 7795 037 676

E: tim.widdows@christie.com

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.

