



THE LAYER FOX

2 Malting Green Road, Layer-de-la-Haye, Colchester, Essex, CO2 0JH

FREEHOLD: £450,000 | REF: 1456974

KEY HIGHLIGHTS

- 16th Century pub with four letting rooms
- YE Jan 2025 sales of £456,226
- Bar & restaurant areas for 90 covers
- Outside seating for 70, car park (30)
- One-bedroom staff accommodation
- Grade II Listed, EPC rating C



DESCRIPTION

Nestled in the picturesque village of Layer-de-la-Haye, The Layer Fox is a charming and characterful public house occupying a historic building with origins dating back to the 16th Century. Rich in architectural heritage, the property showcases traditional timber frame construction with plaster infill and ornate internal detailing, including beautifully exposed beams.

Accessed via both the front and side elevations, where a quaint outdoor seating area welcomes guests. The interior unfolds into a spacious, open-plan split-level trading area. The lower level features relaxed seating for approximately 35 covers and is anchored by a substantial timber bar servery, well-appointed with a broad selection of draught products and an eye-catching back bar display.

Ascending to the upper level, the restaurant area offers seating for an additional 55 covers, ideal for dining or private functions.

LOCATION

The small village of Layer-de-la-Haye is approximately 3.6 miles to the south of Colchester and is thought to have been founded in Saxon times. Local attractions include Colchester Zoo and Abberton Reservoir (both 1.5 miles distant).

The village itself offers good primary schooling and a doctor's surgery. Colchester city centre is a short drive away offering a varied range of shopping facilities and mainline railway station with links to London Liverpool Street



THE OPPORTUNITY

Presenting a unique opportunity to acquire a well-established and locally cherished public house, The Layer Fox in Layer-de-la-Haye has been trading successfully for several years as a food-led business. Under the stewardship of an experienced full-time manager, who has worked at the pub since 2018, the pub has cultivated a loyal following among local residents, nearby village communities, and visitors from Colchester. Known for its welcoming atmosphere and quality food and drink offering, The Layer Fox appeals to a wide demographic including retirees, professionals, and summer tourists. Trade remains stable year-round, with a subtle uplift during warmer months when guests enjoy the attractive front decking area and increased demand for the letting bedrooms from wedding and event attendees. This turnkey operation represents a compelling prospect for buyers seeking a community-focused business with a strong reputation and consistent performance.

TENURE

Freehold, to be sold as a trading going concern (TOGC)



INTERNAL DETAILS

- Public bar with seating for 35
- Restaurant area for 55 covers
- Ladies and gents WCs
- Commercial kitchen
- Beer cellar

TRADING HOURS

Monday - Closed
Tuesday - 12pm - 9pm
Wednesday - Thursday - 12pm - 10pm
Friday - Saturday - 12pm - 11pm
Sunday - 12pm - 9pm





EXTERNAL DETAILS

There are two outdoor seating areas: a paved area at the front of the pub, and sunny, elevated decking overlooking the rear garden

The Sleepy Fox bedroom block is located in the rear grounds off the 30 space car park on hardstanding, and comprises four double bedrooms of a reasonable size all with walk in wet room showers, one of which is an accessible room with an underfloor heating system. There is a further area of land behind a timber fence which is partly disused with some storage.

RESIDENTIAL ACCOMMODATION

The accommodation includes one double bedroom, a sitting room, kitchen and bathroom. It is currently occupied by staff.

STAFF

The pub has the benefit of a strong and loyal staff, some of whom have been with the business for many years. A staff schedule can be provided to seriously interested buyers after a viewing.

FIXTURES & FITTINGS

We are advised all fixtures and fittings are owned outright and are included in the sale price. An inventory will be provided following the acceptance of an offer.

TRADING INFORMATION

Trading information can be made available upon request.



LETTING ACCOMMODATION

Four substantial letting bedrooms - all double beds with walk-in wet room showers and an underfloor heating system.

REGULATORY

Mains electricity, water, drainage and gas. Heating and cooking is all gas.

Premises licence

BUSINESS RATES

The rateable value as of 1st April 2026 is £14,000 for The Layer Fox and £4,800 for The Sleepy Fox (bedroom block).



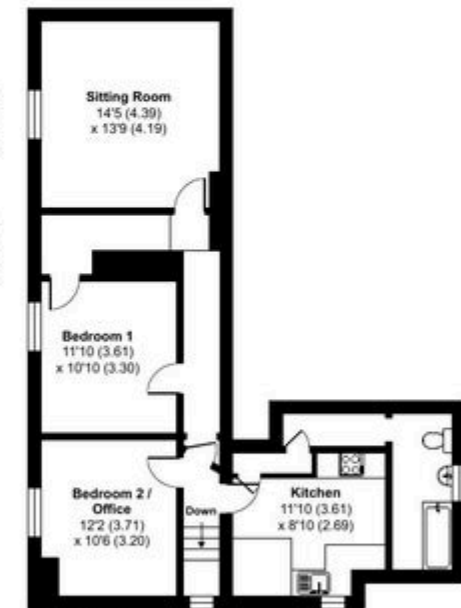
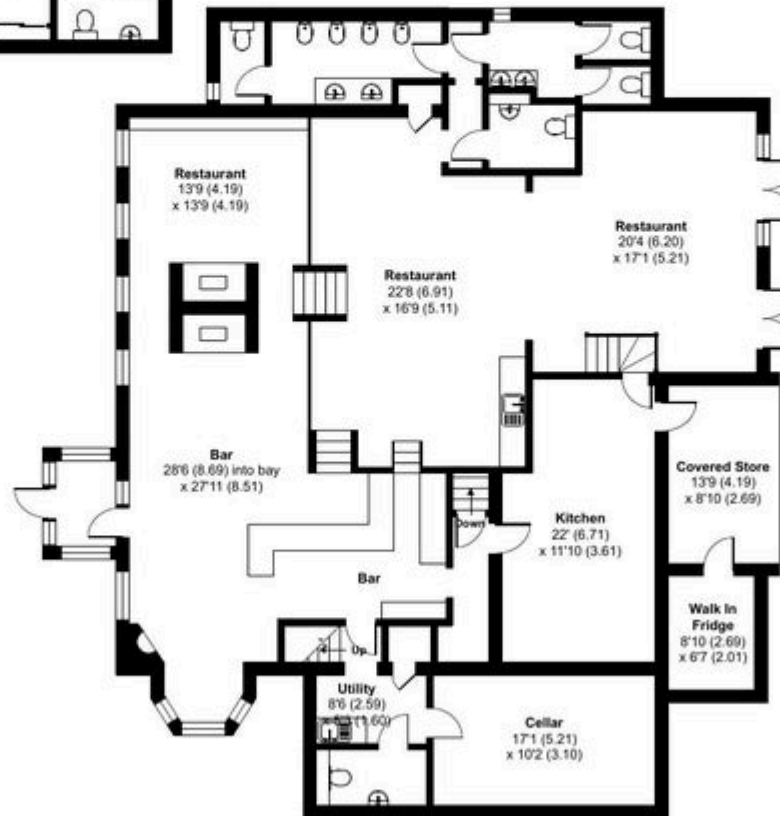
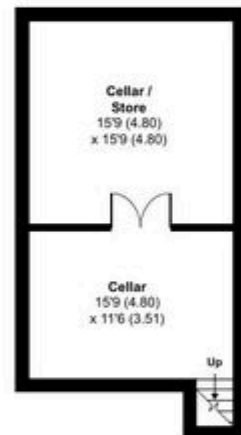
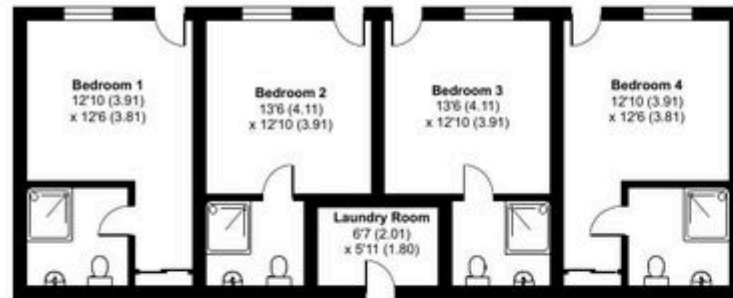
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Approximate Area = 3841 sq ft / 356.8 sq m (excludes covered store)

Dwellings = 1121 sq ft / 104.1 sq m

Total = 4962 sq ft / 460.9 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 Pic. REF: 1326069



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CONTACT

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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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