



ABBOTS MITRE

Village Street, Stockbridge, SO20 6BA

FREEHOLD: OIEO £900,000 | REF: 3858343

KEY HIGHLIGHTS

- Located in an affluent rural village
- Established food led, destination venue
- Main bar, dining room and snug (c.85 covers)
- Five-bedroom accommodation
- Weekly Sales: £20,000, GIA 369 m²
- Energy Rating: D

LOCATION

Chilbolton is a picturesque and highly regarded village in the heart of the Test Valley, popular with commuters and known for its attractive rural setting. Accessed from the B3420, the village lies just under five miles southeast of Andover, approximately four miles from Stockbridge and around 10.5 miles from Winchester.

The property occupies a prominent position in the heart of the village on the eastern side of Village Street. Chilbolton offers a charming mix of characterful thatched cottages and traditional brick built homes. Opposite the property is the village post office and tea rooms, while a regular bus service provides additional local connectivity.

The property also benefits from excellent off-road parking, with 38 clearly marked spaces and prominent signage, offering convenience for both visitors and customers.

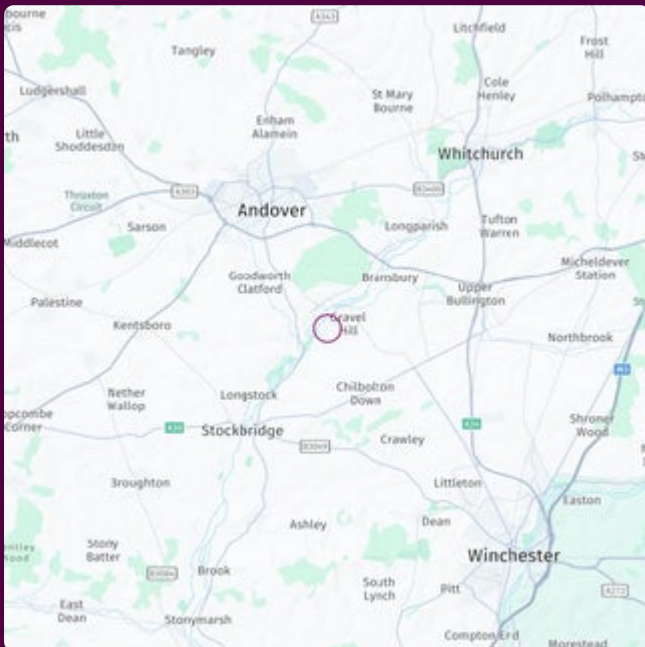
DESCRIPTION

The Abbots Mitre is a detached, two storey village pub dating back to the 19th Century, with modern additions, occupying a prominent position towards the front of a substantial site extending to approximately 0.65 acres in the heart of Chilbolton within the Test Valley. The business is well regarded as a traditional English pub offering freshly prepared food using locally sourced ingredients, together with a strong drinks offer including local ales and a comprehensive wine list, all served in a relaxed and welcoming setting.

The site slopes downwards, with the rear gardens set above the level of the property. To the front there is a patio seating area, to the side covered seating, together with a grassed section with timber picnic benches, while to the southern side is a large, surfaced car park providing space for around 38 vehicles. To the rear is a generous garden area, recently divided into two distinct sections, comprising a customer lawned garden with picnic tables and a separate storage area used by the business.

Further external facilities include a detached cold store and storage shed to the rear of the preparation kitchen. Given the scale of the overall site in relation to the existing building, the property may also offer scope for extension, enlargement or residential development subject to planning (STPP).

- GIA: 369 sqm (3,971.88sq ft)
- Website: <https://abbotsmitre.co.uk/>



INTERNAL DETAILS

- Main bar, dining room and snug (c.85 covers) with central bar servery
- Customer Toilets
- Commercial kitchen, prep kitchen and pot wash area with walk in fridge/freezers
- Upland beer cellar
- Laundry boiler rooms

RESIDENTIAL ACCOMMODATION

Arranged over the first floor, with staff currently living on site.

- 3 x ensuite bedrooms
- 2 x bedrooms

EXTERNAL DETAILS

- Front patio for 50 covers
- Covered seating for 20 covers
- Raised large grassed beer garden with space for 20 benches
- External cold store
- Large storage shed on concrete plinth
- Parking for 38 cars

FIXTURES & FITTINGS

All in-situ trade fixtures and fittings are included in the sales price and will be apportioned accordingly. A full inventory will be provided once an offer has been accepted.

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings List, is £49,250. Confirmation of the actual rates payable should be sought from the Local Authority.

TENURE

The Freehold is to be sold as a trading going Concern (TOGC). The property is owned by Abbots Mitre LTD and operated by Destination Pubs Limited.



SERVICES

Drainage	Mains
Gas	LPG 2200 Ltr bulk cylinder
Water	Mains
Electricity	Mains
Central Heating	LPG

TRADING INFORMATION

Metric	FY 30 June 2025	FY 30 June 2024
Turnover	£898,751	£831,551
Gross profit	£584,784	£545,979
Wages	£341,452	£327,343
EBITDA	£139,626	£123,774

THE OPPORTUNITY

The Abbots Mitre is a well established, traditional English pub with a strong reputation for quality food and a warm, welcoming atmosphere. The business centres around freshly prepared dishes using locally sourced ingredients, complemented by a fully stocked bar offering a wide selection of wines, local ales and premium beverages.

Open daily from 11am with food service from midday, the pub attracts consistent custom throughout the day. Since opening in November 2014, it has built a loyal and repeat customer base, supported by an experienced and capable team.

The business has a proven track record of performance and profitability, having operated successfully under a leasehold model before the freehold was acquired in August 2024. This transition provides long term security and enhances the overall asset strength of the operation.

The Abbots Mitre offers clear and attractive opportunities to further develop both the trading business and the underlying asset. The existing food led offer and strong customer base provide a solid foundation for growth.

There is potential, subject to the necessary planning consents, to extend the current building and increase cover space. In addition, the rear of the site presents an opportunity for residential development.

Further scope exists to convert the current staff accommodation into either owner's accommodation or a self-contained letting rooms adding a further income stream.

STAFF

Currently operated owner operator, supported by a mixed team of full and part time staff; a detailed staff list will be provided to seriously interested parties, and employees are expected to transfer with the business in accordance with TUPE (the Transfer of Undertakings (Protection of Employment) Regulations 2006).

TRADING HOURS

- Monday to Saturday 11:00 AM to 11:00 PM
- Sunday 11:00 AM to 21:00 PM

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

The subject premises operate under PREM/05/0011 which permits the sale of alcohol by retail over the following hours:

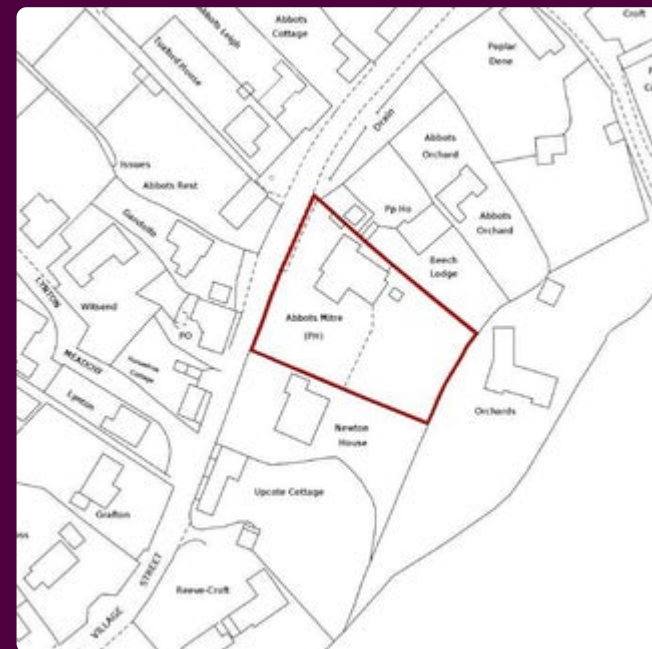
- Monday – Thursday:10:00 AM 11:00 PM
- Friday: 10:00 AM 12:00 AM
- Saturday: 10:00 AM 12:00 AM
- Sunday: 10:00 AM 11:00 PM

The property is listed as an Asset of Community Value (ACV)

PLANNING PERMISSIONS

Year	Reference	Description
2025	25/00431/TREEN - GRANTED	6 Poplar trees in group to rear garden - Crown reduce by upto 6 metres to include thinning out of branches
2016	16/00235/TREEN - GRANTED	Carry out various tree works as shown on pictures submitted with application.

Use Classes Description	Class
Leisure - Applicable to recreational sites and enterprises	Sui Generis
Public House / Bar / Nightclub	Sui Generis
Self-Contained Flat (Includes Maisonette / Apartment)	C3



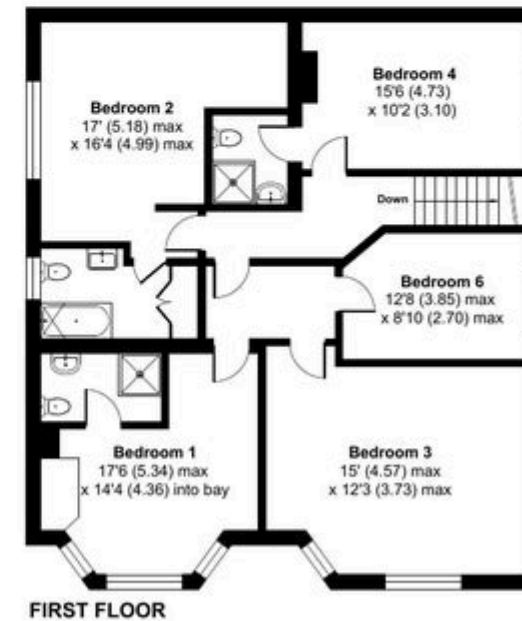
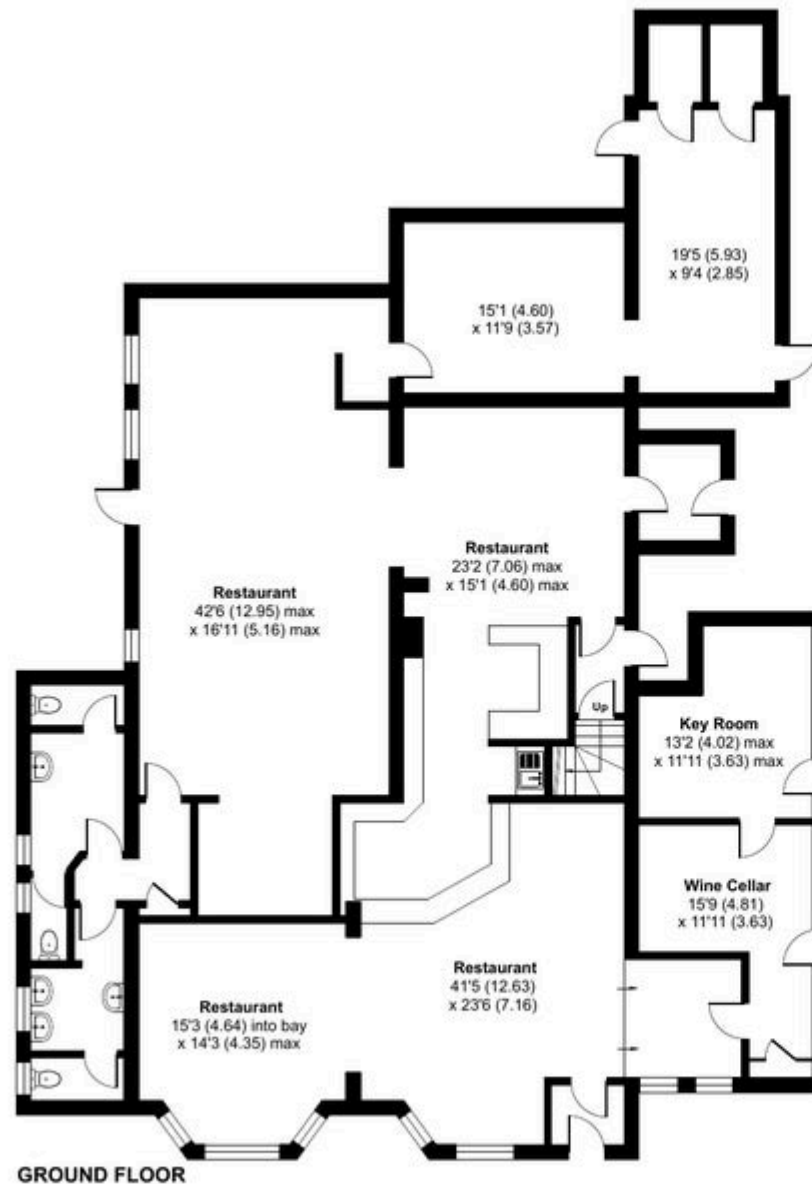




Village Street, Stockbridge, SO20

Approximate Area = 4095 sq ft / 380.4 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 2026. Produced for Christie Owen & Davies Plc. REF: 1473041



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:



RICHARD WOOD

Regional Director – Pubs & Restaurants

T: +44 7778 880 583

E: richard.wood@christie.com



DEVAN WILTSHIRE

Trainee Business Agent

T: +44 7561 115 176

E: devan.wiltshire@christie.com

