

STEPHEN PARRY

& COMPANY



Rose & Crown, Ratley, Banbury, OX15 6DS

A charming detached stone public house with 3 bedroom living accommodation situated in the picturesque village of Ratley

Accommodation

Business Accommodation – Bar • Restaurant • Function room • Kitchen • Rear hallway • Ladies and Gentleman's toilets • Cellar

Private Accommodation – First floor landing • Sitting room • Kitchen • Bathroom • Second floor landing • Three bedrooms • Trade beer gardens

Distances

Banbury 8 miles
Stratford upon Avon 14 miles
Warwick 14 miles
Leamington Spa 15 miles
Warwick 14 miles
Warwick Parkway (trains to London Marylebone from 69 minutes) 16 miles
Moreton in the Marsh 26 miles
Coventry 27 miles
Rugby 27 miles
Solihull 31 miles
B'ham International Airport 34 miles
Birmingham 36 miles
(approximate times and distances)

The Property

Business Accommodation - A charming detached stone public house with 3 bedroom living accommodation situated in the picturesque village of Ratley. Entrance porch leads to bar area with exposed ceiling and wall timbers and open fireplace. The bar provides access to the restaurant, function room and kitchen. The restaurant has exposed ceiling and wall beams, inglenook fireplace and access to the first and second floor private accommodation. The restaurant is suitable for 30 covers. The function room can be closed off from the bar area and can provide an additional 11 covers. Rear hallway

provides access to the patio garden and ladies and gentleman's toilets. The kitchen has a comprehensive range of stainless steel catering equipment.

Private Accommodation - The private owner's accommodation is located on the first and second floors. First floor landing provides access to the sitting room with exposed ceiling beams and fireplace, the kitchen with a range of wall and base units with fitted work surfaces and space and plumbing for a washing machine. The bathroom is located between the sitting room and kitchen and has a fitted suite to comprise bath with shower above, wash hand basin and wc. The second floor landing provides access to three bedrooms, each with exposed ceiling beams.

Gardens

To the side and rear of the property are trade beer gardens with a designated smoking area.

Tenure

The properties are Freehold.

Services

Mains electric and water are connected to the property. Private drainage.

Local Authority

Stratford upon Avon 01789 267575.

Licence

A Premises Licence is held to serve alcohol for consumption on and off the premises between the hours of Monday to Saturday 10.00 - 00.00 and Sunday 12.00 - 23.30.

Business

The Rose & Crown is the only public house in the village and offers the opportunity to attract both local village trade and destination food trade from further afield. No trading accounts are available.

Inventory

No inventory will be provided.

Council Tax

Band F.

Fixtures and Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items etc, will be excluded. An inventory will not be provided. The vendor will not be required to remove any such items that remain on the premises.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From the M40 northbound exit at J12 and turn left onto the B4451 Gaydon Road and continue along this road until you reach the roundabout and then turn left onto the B4100. Continue along the B4100 and turn right onto Gosport Lane. Continue along Gosport Lane and at the T junction turn right onto Old Road and continue up the hill and then turn left, signposted Ratley. Proceed down into the village of Ratley on Townhill and the Rose & Crown will be found at the bottom of the village (OX15 6DS).

STEPHEN PARRY
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