0333 577 8545
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FOR SALE FREEHOLD – OIEO: £350,000 + VAT

THE SWAN HOTEL, HIGH STREET, EAST ILSLEY, NEWBURY, RG20 7LF

- Attractive Grade II listed former 17th-century coaching inn located in the picturesque village of East Ilsley within the Berkshire Downs
- Situated just off the A34 with direct access to Newbury, Abingdon, Didcot, and the wider Oxfordshire and Berkshire area
- Generous plot size of 0.418 acres
- Benefits from 5 letting rooms and potential for further rooms with conversion of outbuilding
- The property will appeal to local licensed operators, developers, builders and investors

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Location

East Ilsley is a picturesque village within the Berkshire Downs, north of Newbury, with a population of c. 600. It sits just off the A34, providing direct access to Newbury, Didcot, and the wider Oxfordshire and Berkshire area. It is also well located for the nearby employment centres including Harwell and Milton Park.

The A34, once an important coaching route, originally passed through the village and just to the north of the village is the ancient Ridgeway. The village is known to have had up to 12 pubs and inns in the past, with many of these now being converted to residential homes, with only the Swan Hotel and the Crown and Horns, remaining.

East Ilsley has a long association with horse racing, dating back to the 18th century and is still home to the successful Hughie Morrison stable.

Property Description

The Swan Hotel occupies a prominent corner position at the intersection of High Street and Fiddlers Lane in the centre of the village.

The main property is a 17th century, grade II listed 2-storey building of brick construction, set beneath a pitched tiled roof with single-storey extensions to the rear.

Externally there is a trade garden to the rear, along with an external drinking area, with parking for c.10 vehicles.

There is also a standalone barn on the western boundary, which has the potential for conversion to letting rooms or residential use, subject to the necessary consents.

The property sits on a generous plot of c. 0.418 acres and the pub building has a total GIA of c. 5,333 sqft. In addition, the barn has a gross external ground floor footprint of c. 1700 sq. ft.

Accommodation

The ground floor provides an open plan trading layout with a small bar servery, set up principally for dining, with c. 50 covers. There is also a separate snug room off the main entrance.

The ground floor back of house comprises; a large commercial kitchen, prep and washing up room, ladies and gents W/Cs and a ground floor beer cellar.

The first floor includes 5 x letting rooms with en-suites and a large manager's flat.

Tenure

Freehold. The property is held under Title Number BK386940 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is grade II listed and within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Sunday From 10:00am to 01:45am

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £11,500 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Virtual Tour

https://my.matterport.com/show/?m=AfN8VwpBkd5&help=1&gt=1&ts=1

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

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Email: richard@wtscommercial.co.uk

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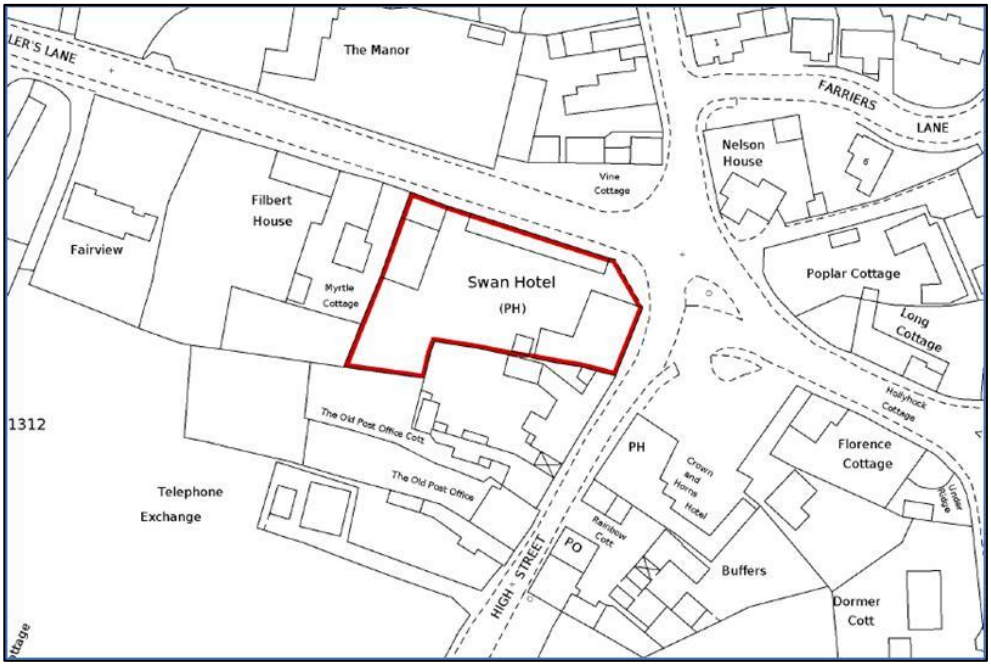
Location Plan

Site Plan



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GROSS INTERNAL AREA
TOTAL 495 m²/5,333 sq ft
GROUND FLOOR: 266 m²/2,863 sq ft, FIRST FLOOR: 229 m²/2,470 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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MAIN FLOOR

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.
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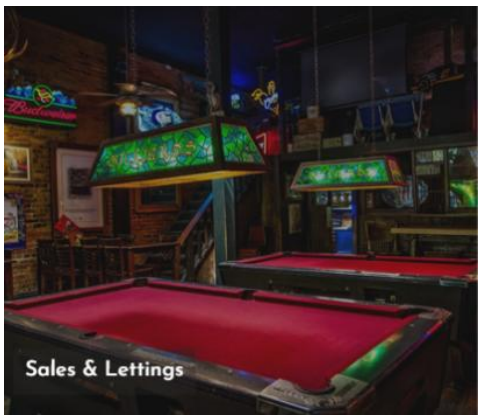

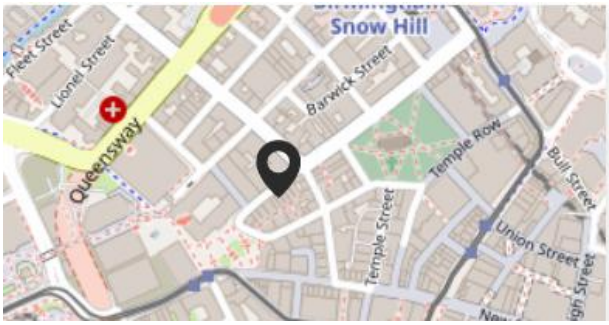

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