WTS
PROPERTY CONSULTANTS

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www.wtscommercial.co.uk

FOR SALE FREEHOLD – GUIDE PRICE: £450,000 +VAT

THE BLACK HORSE, LOWER END, SALFORD, CHIPPING NORTON, OXFORDSHIRE, OX7 5YW



- Charming and attractive, quintessential Cotswold village public house set within an AONB
- Situated in Salford, a peaceful west Oxfordshire village, circa two miles from Chipping Norton
- Characterful interiors with exposed stonework, timber beams, and a feature fireplace
- Generous and beautifully presented landscaped rear terrace perfect for al fresco dining
- Benefits from a self-contained detached cottage, previously operated as an AirBnB
- Alternate use potential, subject to obtaining the necessary planning consents

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Location
Salford is a peaceful west Oxfordshire village located in the Cotswolds, approximately 2 miles west of Chipping Norton and around 20 miles north-west of Oxford. The village lies just off the A44 and is surrounded by open farmland and rolling countryside. Salford forms part of the West Oxfordshire district and is popular with walkers and visitors exploring the Cotswold Area of Outstanding Natural Beauty.

The Black Horse is a quintessential village pub occupying a prominent position on Lower End, close to the junction with the A44. The property is a well-known stop-off along The Shakespeare Way trail, which links Chipping Norton to Stratford-upon-Avon via scenic footpaths and bridleways. The surrounding area comprises traditional stone cottages, farmland, and local amenities in nearby Chipping Norton, including independent shops, cafés, and hospitality venues.

Property Description
The Black Horse is a charming Cotswold public house comprising of a two-storey end of terrace building of stone construction. To the rear of the plot is a single-storey detached cottage of stone construction which sits under a pitched tiled roof.

Accommodation
The ground floor comprises a characterful open-plan bar and dining area with perimeter seating, stone floors, exposed beams, a feature fireplace, and central bar servery.

Ancillary accommodation includes a commercial kitchen, boiler room, storage areas and customer male, female & disabled WCs.

The first floor, accessed separately from the rear, includes a small studio flat with living/kitchen area and shower room, alongside an adjoining two-bedroom flat with open-plan living/dining/kitchen space, bathroom, and separate WC. This layout could be reconfigured to provide a single larger manager's or owner's accommodation.

To the rear of the site, behind a gated Cotswold stone-chipped garden, stands a single-storey detached cottage (Salford Cottage) comprising a living room with kitchen area, double bedroom, and shower room. This accommodation was previously operated as a popular Airbnb.

Externally, the property benefits from a well-presented terraced area for al fresco drinks and dining, together with a small area of off-road car parking.

The pub's total Gross Internal Area is circa 1,977 square feet and it sits on a plot size amounting to around 0.181 of an acre.

Tenure
Freehold. The property is held under Title Number ON216991 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 not listed or within a conservation area. For further information please contact the local authority.

An indicitive development plan, subject to obtaning the necessary planning consents, is included on page 5.

Services
We understand the property is connected to mains electricity, water and drainage. Gas is supplied to the property via an LPG tank.

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 Saturday	10:00 AM	11:00 PM
Sunday	10:00 AM	10:30 PM

Fixtures & Fittings
The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided.

Business Rates
The property is assessed as a ‘Public house and premises’ and is entered on the current 2023 Rating List at £6,250 Rateable Value. On 1st April 2026, the new rating list entry is set to be £19,250. The domestic accommodation is within Band C for Council Tax purposes.

VAT
VAT is applicable on the sale of the property.

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

Viewings
All viewings are strictly by appointment only.

Virtual Tour
https://my.matterport.com/show/?m=MQSKxxeZxa8&help=1&gt=1&ts=1

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


Contact: George Walker
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Email: george@wtscommercial.co.uk

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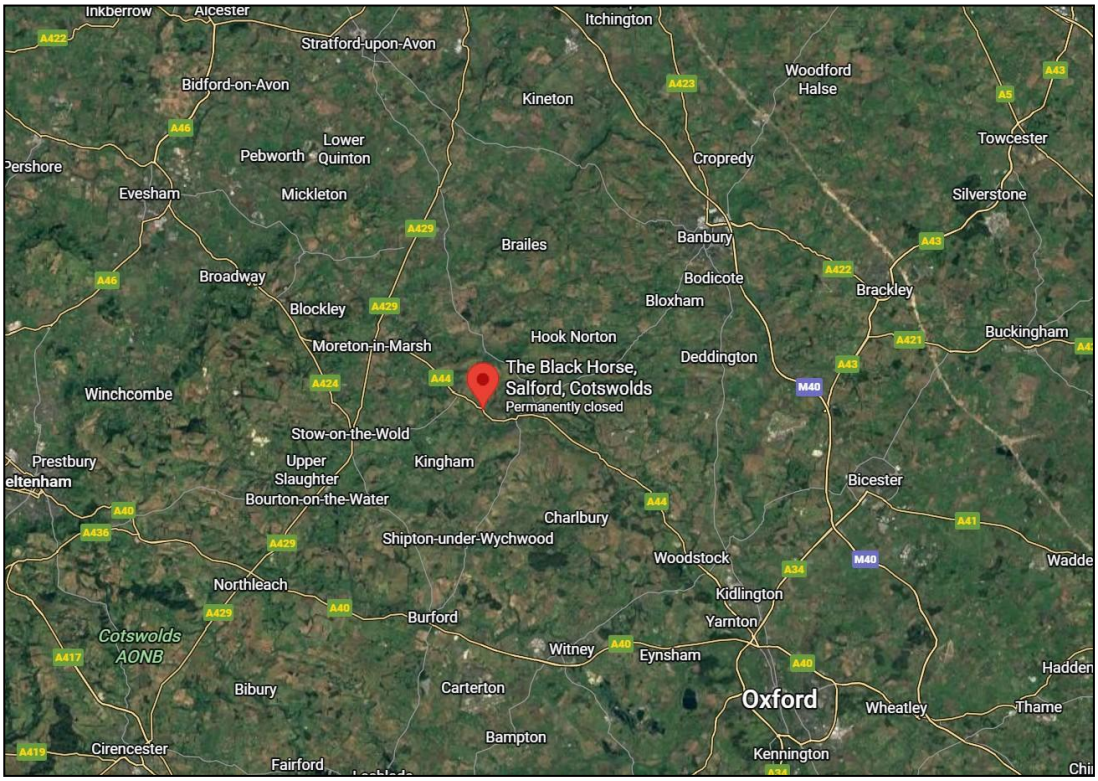




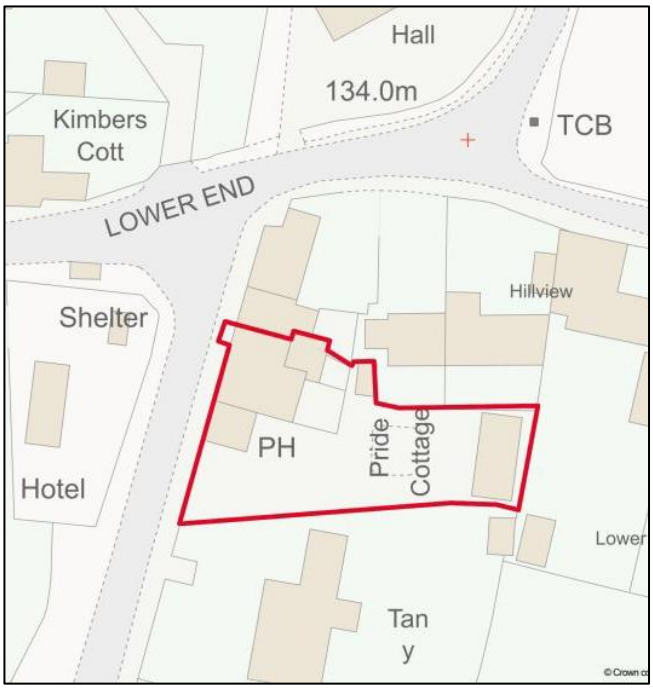
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Location Plan



Site Plan



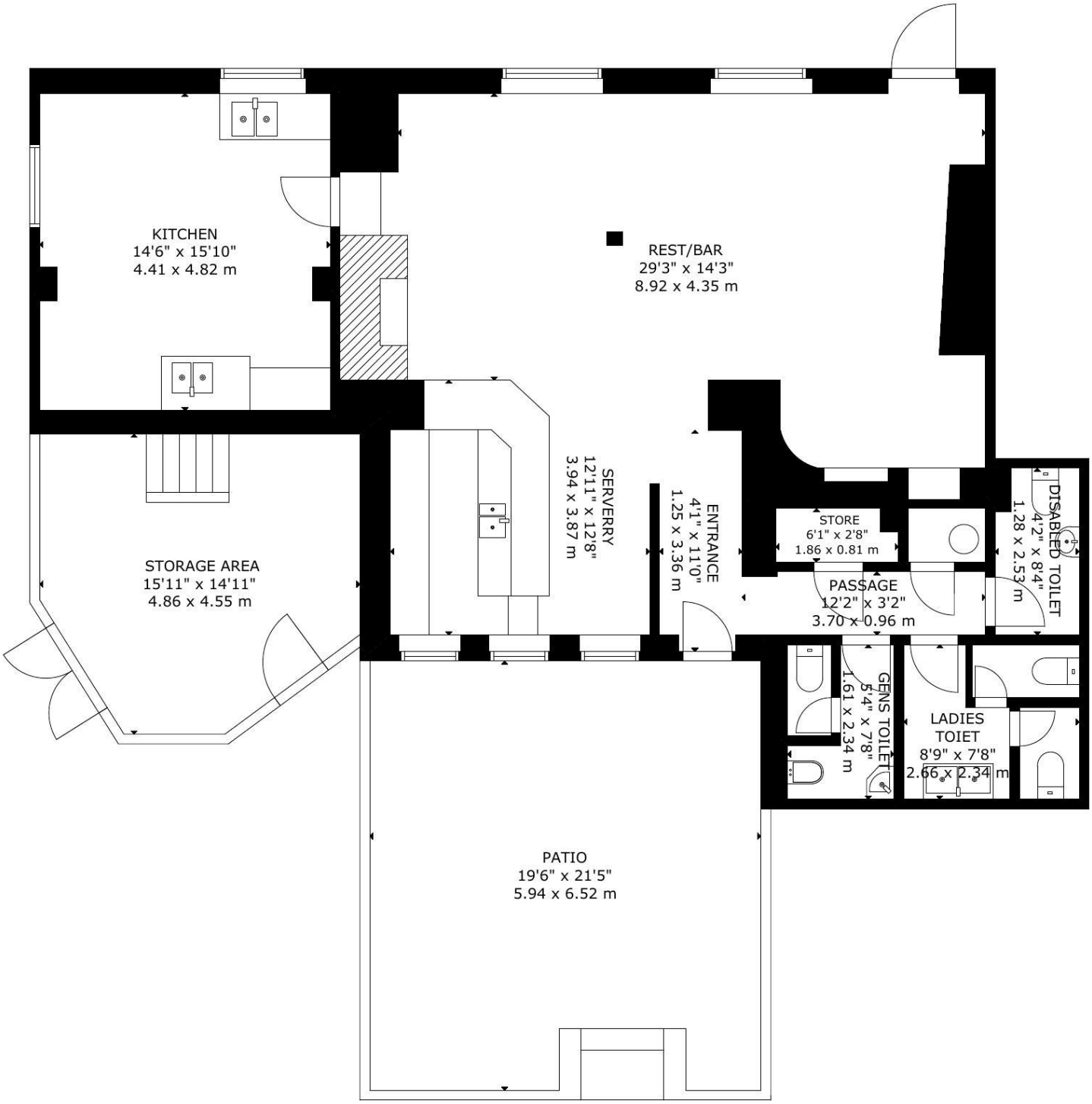
Indicitive Plan



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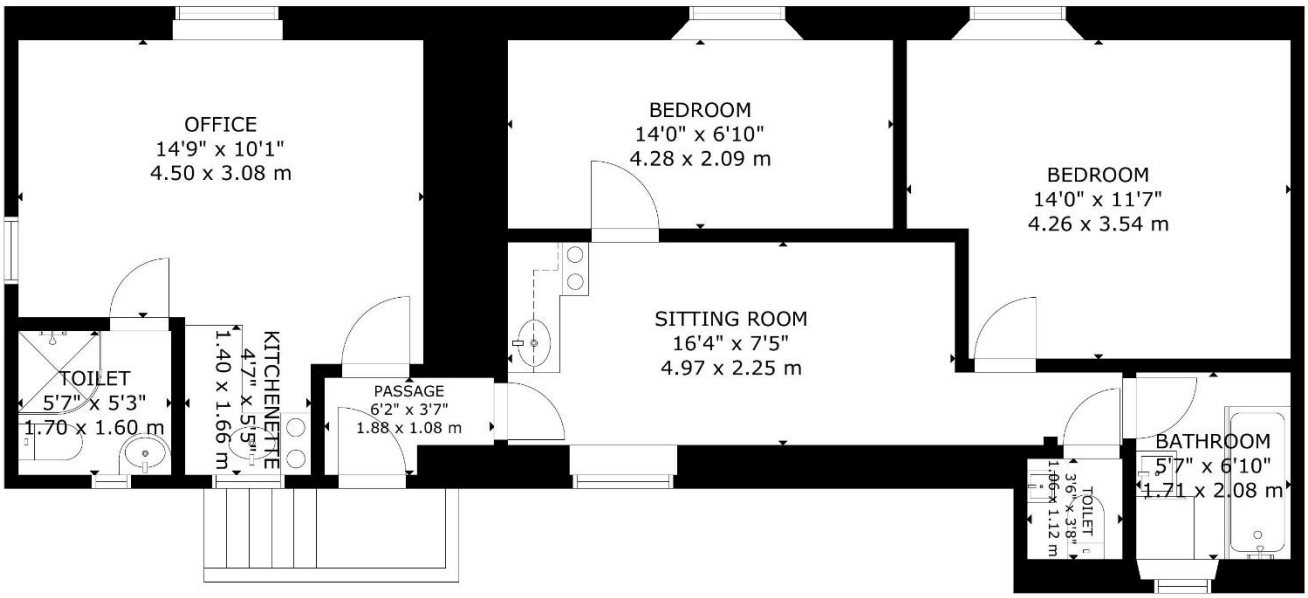
GROSS INTERNAL AREA
TOTAL: 184 m²/1,977 sq.ft
GROUND FLOOR: 115 m²/1,234 sq.ft, FIRST FLOOR: 69 m²/743 sq.ft
EXCLUDED AREAS: PATIO: 39 m²/417 sq.ft, STORAGE AREA: 19 m²/208 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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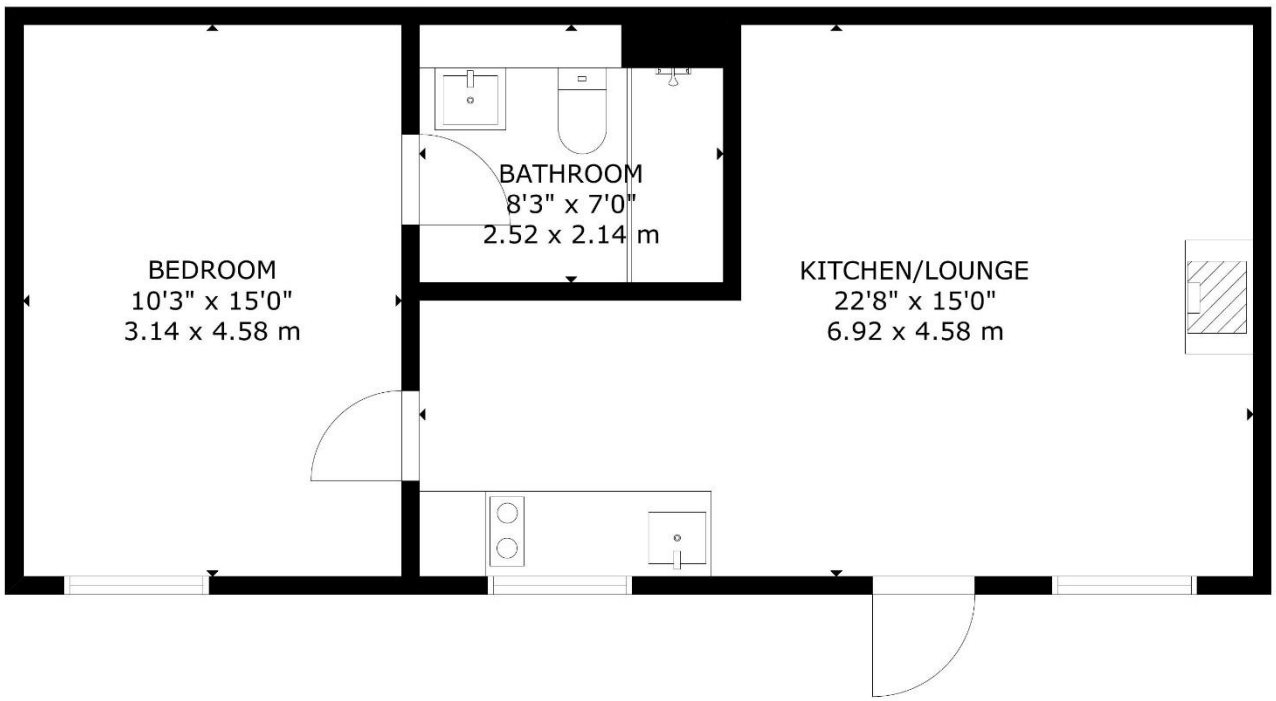
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FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 47 m²/503 sq ft
GROUND FLOOR: 47 m²/503 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND 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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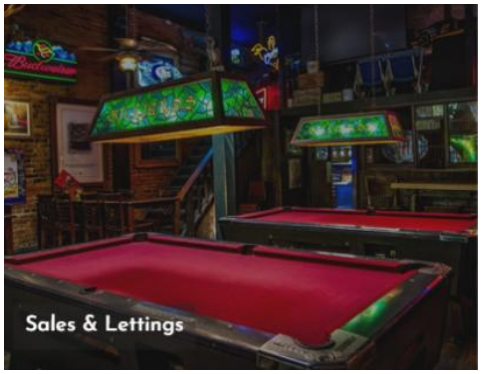
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Our Services & Offices







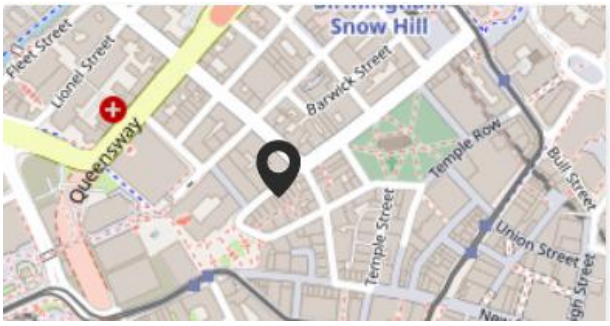














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