

CROSS HANDS HOTEL

TETBURY ROAD, OLD SODBURY, BS37 6RJ

SUBSTANTIAL FREEHOLD PUBLIC HOUSE AND HOTEL FOR SALE



savills



HIGHLIGHTS INCLUDE:



Freehold Public House
and Hotel



Grade II listed building



21 Ensuite hotel bedrooms



Property arranged over
three levels extending to
17,890 Sq Ft (1,662 Sq M)



Large site extending to
approx. 5.95 acres



Bar and restaurant areas
with seating for 137
covers internally and 116
covers externally.



Designated parking for
74 vehicles, including 2
accessible spaces.



Offers in excess of
£1,750,000 are invited
for the benefit of our
client's freehold and
leasehold interest



LOCATION

The Cross Hands Hotel is located in the village of Old Sodbury in South Gloucestershire, positioned just off the A46 with convenient links to the M4 which is approximately 3 miles to the south. The property occupies a prominent roadside position on the edge of the Cotswolds, surrounded by rolling countryside and historic village buildings. The immediate area features a blend of rural landscapes, traditional stone properties, and local amenities, giving the hotel a setting that is both accessible and characteristically scenic.

DESCRIPTION

The Cross Hands Hotel occupies a prominent position in Old Sodbury and provides a well-established mix of bar, dining, function and hotel accommodation within a traditional building of pitched roof construction. The site further benefits from ample on-site parking for approximately 74 vehicles in addition to several acres of rural land which falls within the title.

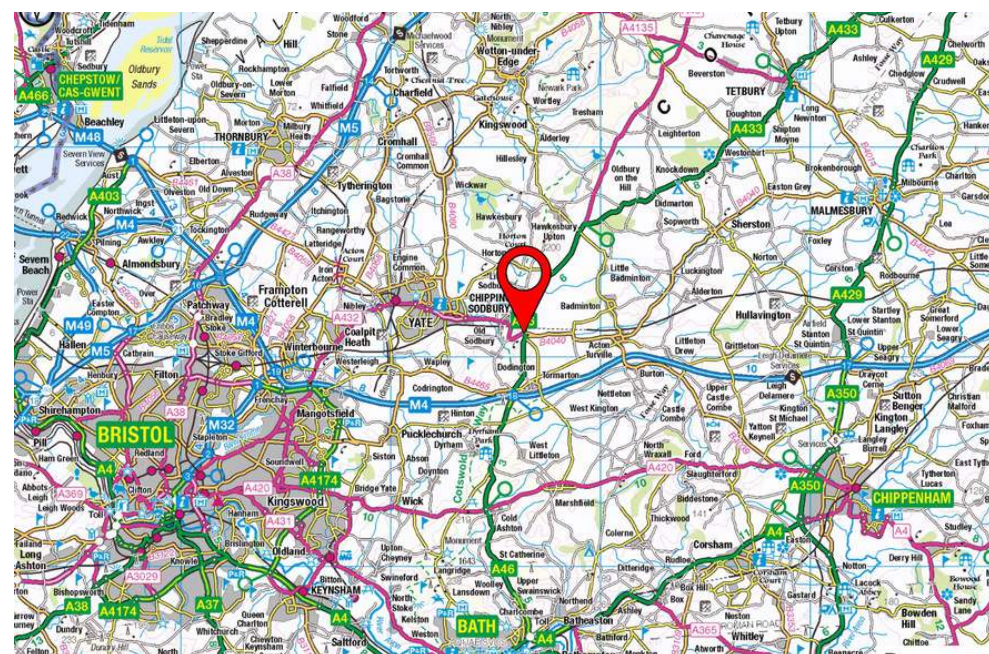
ACCOMMODATION

Internally

Internally, the property comprises a reception area, bar and restaurant areas providing approximately 137 covers along with customer WCs, a large catering kitchen and a variety of stores. The Badminton Suite function room, which is located in a separate detached building provides approximately 40 seated covers. The basement provides a beer cellar and variety of stores. The hotel accommodation is arranged over ground and first floor levels, providing 21 ensuite bedrooms. There is also a two-bedroom manager's flat on the upper floors.

Externally

Externally the property benefits from seating to the front and rear of the main building providing seating for approximately 116 covers. Designated parking is provided for 74 vehicles, including 2 accessible spaces.



LINKS

LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Ground Floor	791	8,519
1st Floor	454	4,882
2nd Floor	90	967
Badminton Suite	150	1,618
Cellar	134	1,443
Outbuilding	43	461
Total	1,662	17,890

ROOMS

Room Type	Number
Singles	6
Double	12
Twin	2
Family	1
Total	21





TENURE

The property is held freehold (Title Number GR193502).

PLANNING

The property has two Grade II listed buildings (Listing Ref: 1129306 & 1320884) but is not located within a conservation area.

EPC

To be reassessed.

RATEABLE VALUE

2026 - £83,750



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

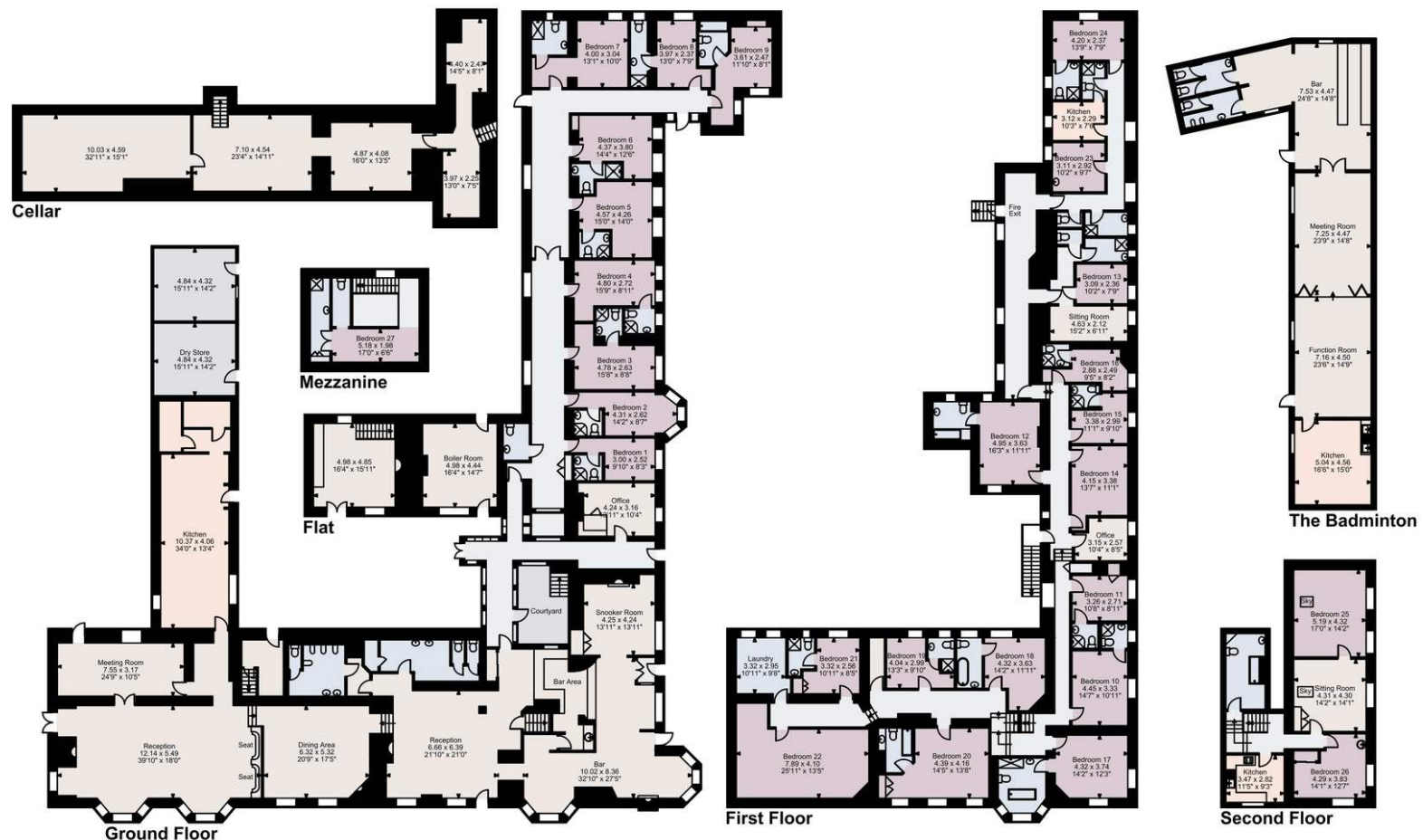
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

Substantial offers are invited for the benefit of our clients freehold interest.



Ground Floor gross internal area = 8,519 sq ft / 791 sq m
First Floor gross internal area = 4,882 sq ft / 454 sq m
Second Floor gross internal area = 967 sq ft / 90 sq m
The Badminton gross internal area = 1,618 sq ft / 150 sq m
Cellar gross internal area = 1,443 sq ft / 134 sq m
Outbuilding gross internal area = 461 sq ft / 43 sq m
Total gross internal area = 17,890 sq ft / 1,662 sq m



The position & size of doors, windows, appliances and other features are approximate only.
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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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