

FORMER “HORSE & RADISH”

BURFORD ROAD, WITNEY, OXFORDSHIRE, OX29 0RZ

PUBLIC HOUSE - TO LET / FOR SALE



HIGHLIGHTS INCLUDE:

- Freehold pub located in the Cotswolds AONB within a few minutes of Clarkson's Farmer's Dog pub
- Overall approx. GIA 4,338 sqft with ground floor c.3,132 sqft (previously providing 84 customer seats)
- First floor approx. GIA 1,206 sqft includes 3-bedroom self-contained living accommodation
- Benefits from *Planning Permission for 8 x shepherd's huts in adjacent paddock and hard standing car-park approx. 24 spaces)
- Plot extends to 2.092 acres and benefits from expansive rear garden with countryside/valley views
- Freehold Guide Price Reduced to £650,000 plus VAT & Rent Reduced to £50,000 per annum exclusive of VAT

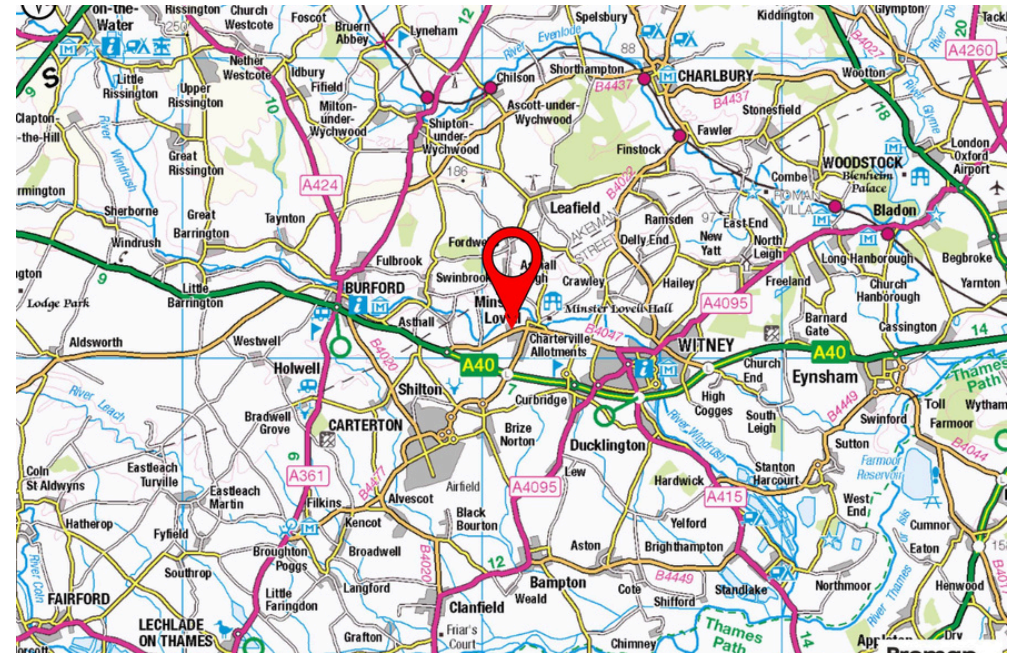
LOCATION

The property is located on the edge of Minster Lovell, which is a semi-rural Cotswolds village parts of which are situated on the River Windrush.

The property benefits from a prominent position on the Burford Road (B4047); located to the south is residential housing and to the north are uninterrupted elevated views across the Windrush valley. Located 1.4 miles to the east is a built up light industrial area with a wide range of commercial occupiers. The property is within West Oxfordshire District Council.

The Cotswolds is England's largest Area of Outstanding Natural Beauty extending to over 800 square miles. Nearby Burford is a quintessential English town known as the "gateway" to the Cotswolds; the wider key towns attract large numbers of visitors from the UK and globally (an estimated 25 million people visited the Cotswolds in 2023 (source Destination Management Plan for the Cotswolds (2022-25)).

Approximate distances from key locations are as follows:
Burford 4.5 miles west, Witney 3.1 miles east, Asthall 2.1 miles west, Clarkson's Farmer's Dog P/H 1.6 miles west, A40 1.6 miles west (which links the major population areas to the Cotswolds road network) and Oxford 17.1 miles east.



DESCRIPTION

A detached property of brick construction being of two floors above ground level with rendered and painted elevations under a pitched slate roof.

Located to each side are single storey pitched roof extensions and to the rear is a single storey pitched slate roof lean-to extension.

The left side plot benefits from a dual entrance from the Burford Road leading to tarmac car-park; to the right side is a stone driveway and parking area leading to the undeveloped paddock.

LINKS

SHEPHERDS HUT CONCEPT

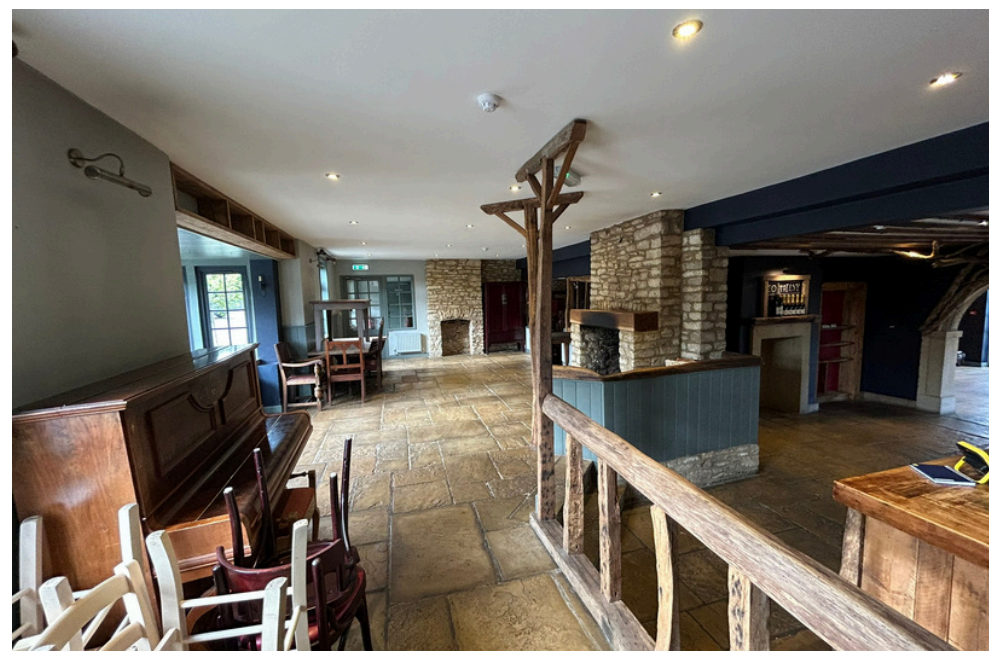


PUBLIC HOUSE TRADING & ANCILLARY AREA

The property is closed to trade and previously operated as a privately run public house and restaurant.

The building comprises a three-section trading area with multiple routes to the car park and external areas.

Internally, the property previously benefitted from a slightly raised section to the front (22 seats) leading to 3 x sets of customer WCs (including accessible). Features include flagstone floor and feature fireplace. The central bar-servery section is split (16 seats) with flagstone floor and fireplace. Located to the rear is a larger dining area (46) with French doors leading to the patio garden. Ancillary space includes a former trade kitchen with walk-in-fridge, dry store and staff WC. A ground floor cold room is located to the other side.



LIVING ACCOMMODATION

The property benefits from self-contained living accommodation with three bedrooms, bathroom, reception, kitchen and office. the accommodation has a separate side entrance.

The approximate Gross Internal Areas are as follows:

FLOOR	Sqft	Sqm
Ground Trade Areas & Ancillary	3,132	291
First Floor Living Accommodation	1,206	112
TOTAL	4,338	403

EXTERNAL AREAS

The patio to the rear is under a pergola (previously 86 seats) with ample space for bench seating in the large garden and paddock, all overlooking the valley. Additional features to the rear include a "pizza kitchen" and to the east side are raised planters and the adjacent paddock.

SITE AREAS

The property is located across two titles: ON257135 (Freehold) 1.069 acres & ON222847 (Freehold) 1.023 acres , total 2.092 acres.

PLANNING

The property is not listed nor located in a Conservation Area or Green Belt. The property is located in the Cotswolds Area of Outstanding Natural Beauty.

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the property should be under the category Sui Generis (public house) with ancillary living accommodation.



SHEPHERD'S HUTS PLANNING PERMISSION

Date 11 October 2022. The property benefits from the grant of full Planning Permission as follows: 22/01434/FUL | The siting of 8 no. shepherds huts together with hard and soft landscaping to include provision of a pond, access track, external lighting and associated services. Please visit West Oxfordshire District Council Planning Register for details.

We understand the planning permission is "live" on account of site work that has commenced, however, in order to verify this interested parties may require a site visit from a Local Authority case officer.

SERVICES & FIXTURES & FITTINGS

We understand that all mains services are connected. The majority of trade fixtures and fittings have been removed.

TENURE

Freehold: Offers are sought at a reduced guide of £650,000 for the benefit of the freehold interest.

Leasehold: Rental offers are invited at a free of tie rent with a reduced guide of £50,000 per annum exclusive with terms to be agreed.

RATES & TAX

The property has a Rateable Value of £20,500 (2023) and £50,000 (from April 1st 2026). The current small business multiplier should be 38.2p/£. Please check the VOA and Local Authority for all business rates matters.

LICENCE

CW/18/01240/PRMT.

Supply by retail of alcohol every day 10:00 - 23:30. Premises opening hours 10:00 - 00:00.

MONEY LAUNDERING

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



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THE BUSINESS & VIEWINGS

The property is closed. If possible, please visit the property externally before requesting a formal viewing.

Viewings can be organised strictly by appointment via the sole agents, Savills.

CONTACT

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