













# CRAB & BOAR

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A substantial detached property of immense character, featuring traditional brickwork beneath a combination of thatched and clay-tiled roofing. The pub's unique charm is enhanced by varied colour-washed elevations and a series of sympathetic single-storey additions.

# The Opportunity

-  Character detached part thatched managed country inn / restaurant.
-  14 well-appointed 14 en-suite letting bedrooms.
-  Picturesque setting within the Berkshire countryside.
-  Close to the famous Ridgeway Walk.
-  Set within its own 2.4-acre grounds.
-  Highly regarded food offer including an award-winning restaurant (2 AA Rosettes).
-  Bar (30 seating) and multi sectioned dining areas (112 covers).
-  Additional private dining and meeting rooms.
-  Extensive external trade gardens & car park (c.50 spaces).
-  Space and scope to construct a large, detached wedding venue/function room.





## Situation

The Crab & Boar occupies an attractive rural position on Wantage Road, approximately 5 miles north of Newbury, set amid open countryside on the edge of the North Wessex Downs.

Its location combines a “country escape” setting with excellent accessibility, lying within 3 miles of the main A34/M4 motorway junction (14) and benefiting from direct links to the wider A34/M4 corridor. Newbury rail station is approximately 5 miles away, supporting convenient connections for visitors travelling from Reading and London.

Newbury is a well-regarded market town in West Berkshire, located in the valley of the River Kennet and positioned close to a high-quality mix of leisure, heritage, and events.

The wider district benefits from the convergence of the M4 and A34, providing direct routes to London, Reading, Oxford, and Bristol, and is supported by strong rail connectivity with London typically under an hour via Reading.

The property is well placed for established visitor draws including Newbury Racecourse (c.7 miles), Highclere Castle (c.12 miles), and nearby heritage such as Donnington Castle (c.4 miles), underpinning steady destination demand alongside a strong local catchment.



# The Property

The substantial internal accommodation comprises a main bar, a multi-section dining area, and private dining/meeting rooms.

**14** ensuite boutique style letting bedrooms

**2.4** acre landscaped grounds

The property retains a wealth of architectural features, including exposed ceiling beams, exposed brickwork, open fireplaces, and natural stone flooring throughout the primary trade areas.

The property and business benefits from 14 ensuite boutique style letting bedrooms (4 with small private enclosed gardens), accessed from an external courtyard area, all individually designed and decorated to a high standard.

The Crab & Boar is set within its own 2.4-acre landscaped grounds incorporating large shingle car park, detached former stable block converted to staff accommodation and two external separate trade areas consisting of a side terrace seating area and a large rear garden with outside BBQ/kitchen area.

There is a further large raised lawned area with extensive views over open fields and farmland which has space and scope for a large self-contained detached function room/wedding venue (subject to the usual local authority planning consents).





CRAB & BOAR

Investment Opportunity

## Internal Details

### Public Trade areas

- Main bar area with bar servery (30 seating)
- Multi sectioned Restaurant/dining areas (82 covers)
- Private meeting room (14 seating)
- Private dining area (12 covers).

### Hotel accommodation

- Accessed from an internal courtyard area and consisting of:
  - 14 well appointed en-suite bedrooms, 4 benefitting from small private enclosed terrace gardens.

### Additional Areas

- Ladies, gents & disabled WC's
- Large well fitted catering kitchen with walk in chillers and separate pre areas
- Ground level beer cellar
- Various storage rooms.



CRAB & BOAR

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# External Details

Extensive 2.4-acre grounds incorporating: -

- Car park (50+ spaces)
- Additional parking area (14 spaces) – mainly used for staff parking
- Trade beer garden with outside BBQ kitchen area (74+ seating)
- Side patio area (30 seating).

Owner/staff accommodation

- Detached former stable block used for staff accommodation
- Self-contained manager's flat – Bedroom, lounge, kitchen & bathroom.





## The Business

Currently operating as a successful managed house, The Crab & Boar is a quintessential traditional pub, restaurant, and country inn. It prides itself on a selection of cask and keg ales, complemented by a premium menu featuring pub classics alongside seasonal game, poultry, fresh fish, and vegetarian specialities. With a current average spend of approximately £30 per head for a two-course meal, the business maintains a high-quality reputation.

The 14 boutique en-suite bedrooms achieve a consistent average daily rate (ADR) of £71.08 and strong occupancy levels, driven by a robust presence on major booking platforms like Booking.com and Expedia.

Ideally situated as a destination venue, it draws trade from Newbury and its surrounding villages, while also catering to tourists, walkers, and cyclists exploring the nearby Ridgeway National Trail.

While the business currently enjoys healthy level of income, there is significant potential for growth. The expansive grounds offer scope to convert the detached staff block into additional high-end letting rooms or to construct a purpose-built, detached function suite to establish the property as a premier rural wedding venue.

More information about the Crab & Boar can be found on the pub's website: [www.butcombe.com/the-crab-and-boar-inn-berkshire/](http://www.butcombe.com/the-crab-and-boar-inn-berkshire/)





### Trading Information

Trading accounts supplied to us by the owners, show for the year ending January 2026 a turnover of £1,057,976. The current trade split is approximately 52% food, 24% wet and 24% accommodation sales.

### Opening Times

The Crab & Boar operates Monday to Saturday: 8am to 11pm and Sunday: 8am to 9pm.

### Staff

As previously mentioned, the business is currently operating as a Managed house, consisting of 1 general manager, 1 assistant manager with a further 10 full time and 10 part time staff as and when required.

### Trade Fixtures & Fittings

The trade fixtures and fittings at present in the property are owned outright and included within the sale.

### Tenure Details

Freehold.

### Services

Mains electricity and Water, LPG gas, and private drainage (new waste treatment plant recently installed)

### Rateable Value

£71,000 with effect from 1st April 2026.

### Energy Performance Rating

The property has an Energy Performance rating of B50.

### Contact

For all enquiries relating to this Information Memorandum, please contact the following members of the Lambert Smith Hampton team.

*Neil Morgan CBI*

E: [NMorgan@lsh.co.uk](mailto:NMorgan@lsh.co.uk)

T: 07355 610 861

**Lambert  
Smith  
Hampton**  
**0117 914 2007**

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