

NOEL ARMS

WHITWELL ROAD, WHITWELL, OAKHAM LE15 8BW

FREEHOLD PUBLIC HOUSE AND COTTAGE IN RUTLAND FOR SALE WITH VACANT POSSESSION



savills



HIGHLIGHTS INCLUDE:

- Substantial freehold public house in Rutland
- Available with vacant possession
- Separate three bedroom cottage adjacent to the pub
- Large site area of 0.99 acres
- Short distance from Rutland Water County Park
- Property arranged between the main public house, cottage and separate stores extending to 7,508 Sq Ft (698 Sq M)
- Well sized car park to the rear suitable for 46 vehicles
- Property benefits from 7 en-suite hotel letting bedrooms
- Offers are invited in excess of £650,000 + VAT

LOCATION

The property is located in the village of Whitwell, Rutland 4.9 miles (7.9 kilometres) east of Oakham and 20.2 miles (32.5 kilometres) north west of Peterborough.

The village of Whitwell is located fronting Whitwell Road (A606) with the surrounding area comprising predominantly residential and agricultural land. The property is located a short distance from Rutland Water Country Park which is situated 0.5 miles to the south.

DESCRIPTION

The property comprises a detached, traditional stone-built public house arranged over two storeys beneath a pitched tiled roof. There is a separate two storey detached cottage with stone elevations beneath a pitched and hipped roof to the front of the site. The property holds a large site area of 0.99 acres.

LINKS

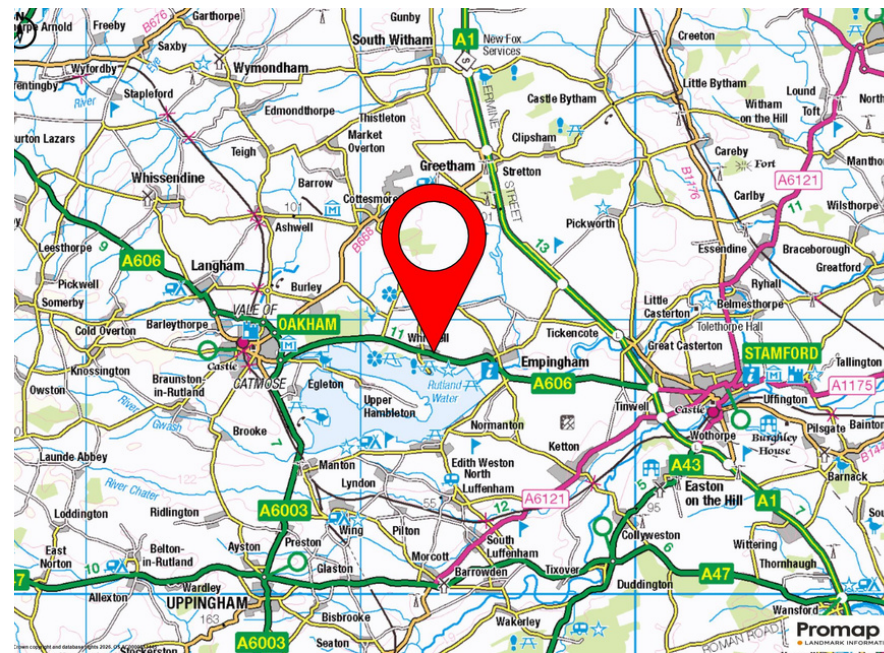
VIRTUAL TOUR



LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor

The ground floor provides an open plan trading area with a central bar servery and seating on loose tables and chairs for 70 customers. Ancillary accommodation include customer WCs, a trade kitchen, office and an en-suite room to the rear.

First Floor

The first floor comprises 7 en-suite hotel letting bedrooms and ancillary storage space together with a separate three bedroom managers accommodation.

Cottage

The cottage provides managers accommodation with a kitchen, lounge and drawing room at ground floor level and two double bedrooms, a single bedroom and a bathroom to the first floor.

Outbuilding

Cellar and stores.

Externally

There is a customer area to the rear for approximately 66 covers, together with a dedicated service area for deliveries and refuse storage. There is a large customer car park to the rear suitable for approximately 46 vehicles.

TENURE

Freehold (Title Numbers LT284345 & LT285428).

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

- Monday to Saturday: 11am - 11pm
- Sunday: 12pm - 10:30pm



FLOOR PLAN

Noel Arms, Oakham

Ground Floor gross internal area = 3,735 sq ft / 347 sq m

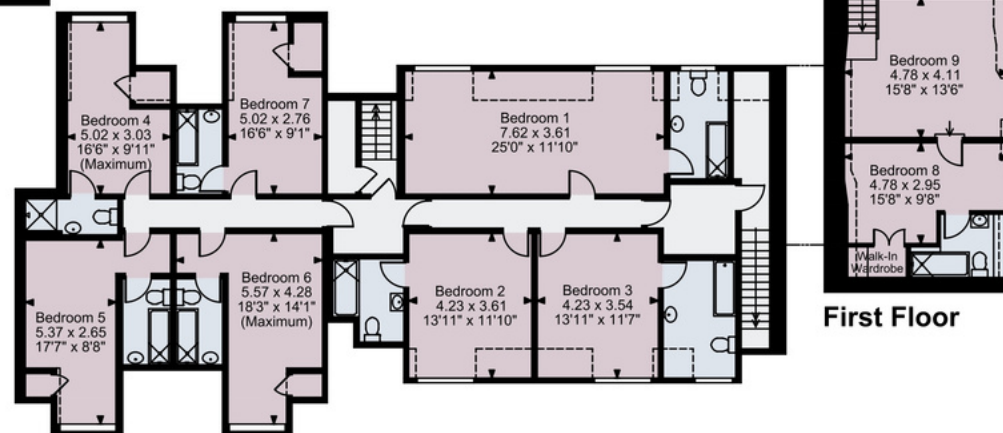
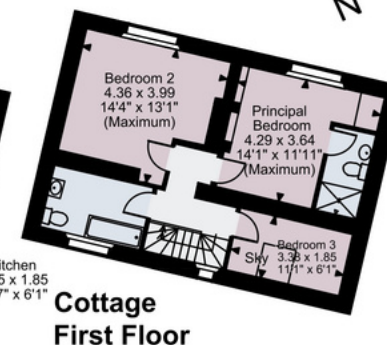
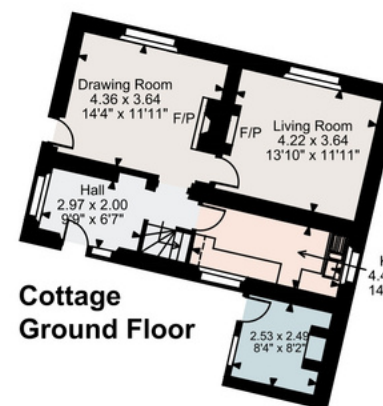
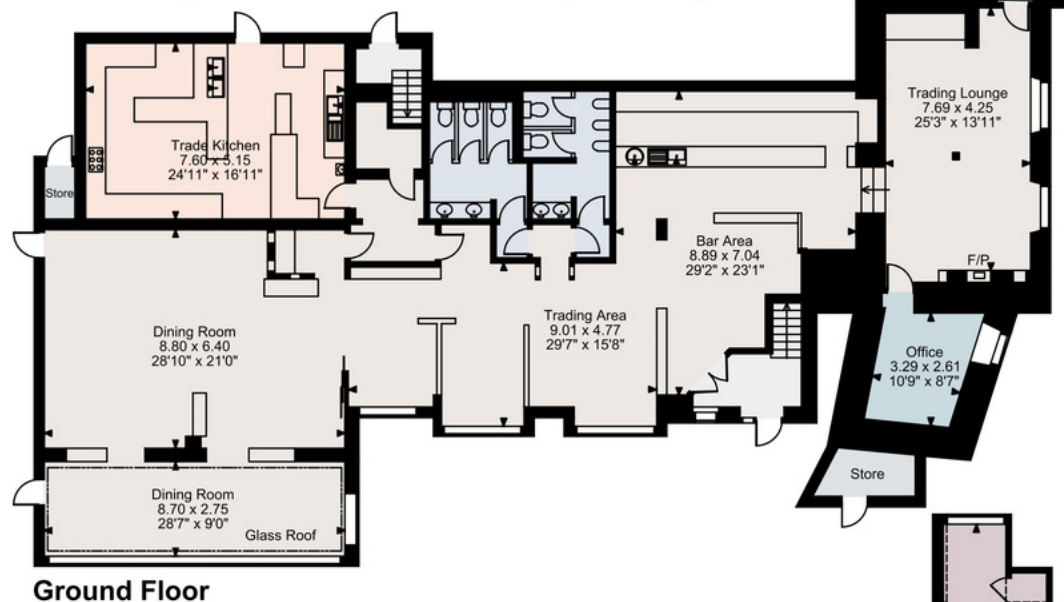
First Floor gross internal area = 2,505 sq ft / 233 sq m

Cottage Ground Floor gross internal area = 654 sq ft / 61 sq m

Cottage First Floor gross internal area = 561 sq ft / 52 sq m

Stores gross internal area = 53 sq ft / 5 sq m

Total gross internal area = 7,508 sq ft / 698 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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PLANNING

The property is Grade II Listed and it is located within a Whitwell Conservation Area.

EPC

In the course of preparation.

RATEABLE VALUE

April 2026 - £10,500

TERMS

We are inviting offers in the excess of £650,000 for the benefit of our clients freehold interest with vacant possession.

VAT

The property is elected for VAT which will be chargeable in addition to the purchase price.

FIXTURES & FITTINGS

The fixtures and fittings may be available by way of a separate negotiation.



MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills as the pub is now closed.

CONTACT

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