



## THE FOX & HOUNDS, THE GREEN, EAST KNOYLE (NR SHAFTESBURY), SALISBURY

Village pub in outstanding rural position with excellent trading potential.

- | 4-bedroom first floor manager's accommodation
- | Skittle alley and snooker room
- | Courtyard garden and seating on the green
- | A350 1 mile, Shaftesbury 5 miles, A303 3 miles

WILTSHIRE, SP3 6BN

FOR SALE / TO LET

**WOOLLEY  
& WALLIS**

## Location

The property occupies a stunning rural position in the vicinity of 'The Green' which lies on the northwestern fringes of the village of East Knoyle in an Area Of Outstanding Natural Beauty. The village is situated between Warminster and Shaftesbury (5 miles), just west of the A350 and only a couple of miles from the A303 and is perhaps best known as the birthplace of Sir Christopher Wren in 1632. East Knoyle offers scenic walks in the Wiltshire countryside, featuring historic sites, bluebell woods, Windmill Hill views, and woodland trails.

## Description

The property comprises an attractive 15<sup>th</sup> Century public house constructed of stone under part thatched and part tiled roofs. The building (which is not Listed or in a Conservation Area) has been extended over the years to expand the trading and back-of-house areas together with a skittle alley with snooker room over. The main bar area occupies a central position within the pub with seating areas to the front and the side together with a snug area at the rear set around a large stone fireplace. The pub is fitted out in a traditional style with part flagstone and part wooden flooring and some exposed stone walls. There is potential to seat around 80 customers including within a single storey extension from where there is access to a courtyard style patio garden. Adjacent to the bar area there is a fully fitted commercial kitchen with extraction system, together with wash-up areas and walk-in cold stores and temperature controlled beer cellar. There is 3/4 bedroom manager's accommodation at first floor level. Externally, in addition to the courtyard patio area, there are tables and benches loosely arranged around The Green from where there are outstanding rural views to the west from the location's elevated position. There is also a parking area for around 10 cars on a gravelled area adjacent to the The Green.

## Trade

The Fox & Hounds has been run under the ownership of the same tenant for 20 years. Following vacation of the tenant, the freeholder, who operated the pub beforehand will be opening the pub for 'wet sales' only albeit with the intention of finding a buyer or another tenant.

## For Sale

Available freehold at a price of £495,000.

## Lease

Alternately, the premises are available on a new lease for a term to be agreed at a rent of £35,000 per annum.

## Business Rates

Rateable Value: £10,000

The Small Business (RHL) Multiplier for the year 2026/27

is 38.2 p in the £. However, where the Rateable Value of the property is less than £12,000, eligible rate payers will be entitled to Small Business Rate Relief (currently 100%) meaning that no business rates will be payable.

## Services

We understand that mains electricity, water and drainage are connected to the property. LPG gas for cooking and heating.

## Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

## Legal Costs

Each party to pay their own in the event of a lease.

## Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

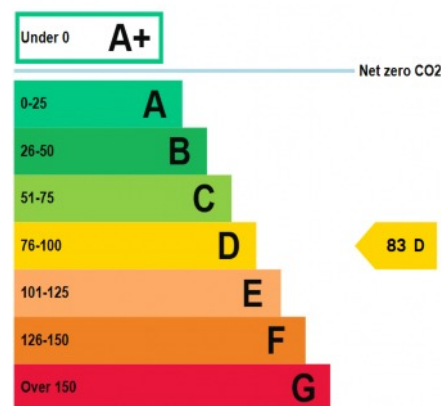
## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## Energy Performance Certificate

### Energy rating and score

This property's energy rating is D.



## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)

### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were updated in April 2026.

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**WOOLLEY  
& WALLIS**