



Vacant Freehold Public House

The Red Lion, Rookery Hill, Oakford, Devon, EX16 9ES

LOT 52 - Oakford Vacant Freehold Public House

The Red Lion, Rookery Hill, Oakford, Devon, EX16 9ES

GUIDE PRICE *

£200,000 - £220,000

Commercial - 7th May 2026

Live Stream (the first lot to be offered at 11am)



Key Features

- Comprising a Grade II Listed public house with 4 x ensuite letting rooms and a two-bedroom flat
- Total accommodation of approx. 319.70 sqm (3,441 sq ft)
- Benefits from on-site parking for 6 cars and external terrace & seating area
- Attractive North Devon location south of Exmoor National Park
- May suit owner occupier, investor or developer
- VAT is not applicable

Vacant

Tenure

Freehold

Location

- ★ Oakford is a small rural village in Mid Devon, approximately 10 miles north of Tiverton and around 20 miles north of Exeter, close to the southern edge of Exmoor National Park
- 📍 In close proximity to the B3227 and A396, which provide links to the A361 and onward to Junction 27 of the M5 motorway
- 📍 The property is situated on the northern side of Rookery Hill, close to its junction with Crosspark Hill
- 🏡 The property is situated in a predominately residential and rural area

Additional Information

- The property is arranged as follows:
- Ground Floor: a bar, dining room, kitchen, prep room and WCs
- First floor: Bed 1 (double + side room+ ensuite), Bed 2 (double + ensuite), Bed 3 (double + ensuite), Bed 4 (small double + ensuite)
- Attic: Flat - 3 rooms, Bath and WC
- There is a cellar (restricted Head Height) which is accessed via a trapdoor in the bar and small door to the rear
- Externally, parking is available for 6 cars along with an external terrace/seating area

VAT - VAT is not applicable to this Lot.

Allsop

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Schedule

Accommodation	Approx GIA	
Ground Floor Front	105.84 sq m	1,139 sq ft
Ground Floor Rear	30.67 sq m	330 sq ft
First Floor	95.84 sq m	1,032 sq ft
Attic Floor	58.95 sq m	635 sq ft
Cellar (restricted head height)	28.40 sq m	306 sq ft
	Total	319.7 sq m
		3,441 sq ft

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9



Featured 10



Featured 11





Featured 13



Featured 14



Featured 15



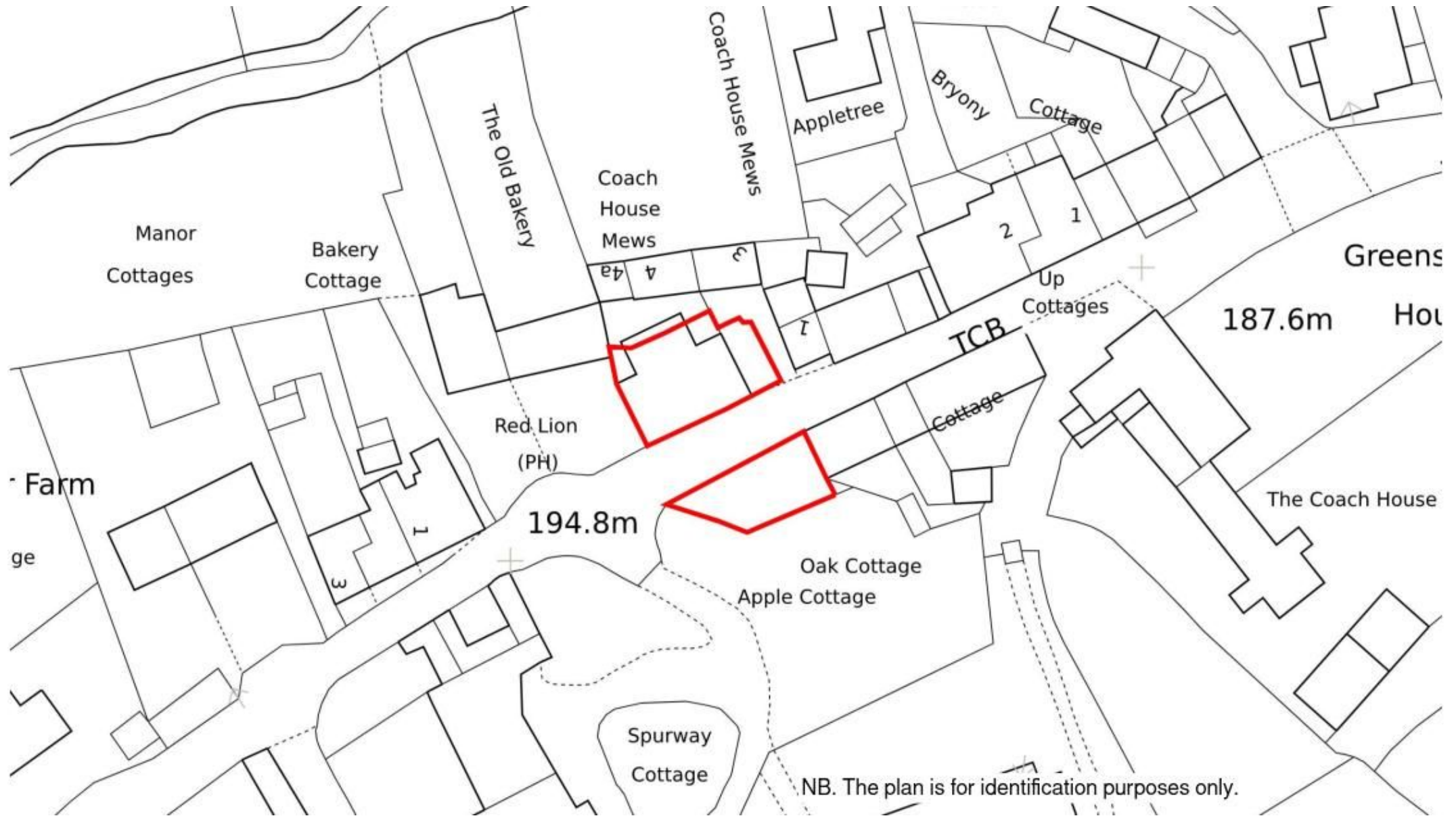


Featured 17



Featured 18















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--**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

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4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
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 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
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 - All Lots: Buyers Fee £1,500 excluding VAT
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2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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