



OXFORDSHIRE VILLAGE PUB OF GREAT CHARACTER & CHARM IN SUPERB CONDITION INSIDE & OUT, £450,000 p.a. NET SALES, 75% WET, LOUNGE BAR, LOUNGE DINER, COURTYARD & TERRACE GARDEN, 4 ROOM ACCOMMODATION,

The Oxfordshire Yeoman, 172 Wroslyn Road, Freeland, Witney, Oxfordshire, OX29 8AQ

Offers Around £550,000

Freehold



LOCATION

Beautiful Oxfordshire village situated 5 miles west of Woodstock and 4 miles north east of Witney.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

THE BUSINESS

An exceptional, proper village pub located in a beautiful Oxfordshire village close to Woodstock. Net annual sales around £450,000 pa, 75% wet, operating food on 3 days per week by choice. Excellent standard of presentation inside and out. Potential to incorporate 2 or more letting rooms into the existing accommodation.

THE PREMISES & TRADING FACILITIES

Presented a high standard retaining a wealth of rustic charm and character there is a good size lounge bar and a dining area, in all for 50 plus. Excellent courtyard garden trading facilities outside, centrally located within the village. Excellent ancillary areas and commercial catering kitchen facility. Potential to provide 2 or more letting bedrooms within the private accommodation on the first floor with independent ground floor access.

TRADING INFORMATION

The trading profit and loss accounts supplied for the year ended 30th November 2025 show net sales of £458,891 for the year excluding VAT. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

With independent ground floor access to a staircase leading to first floor accommodation comprising 4 rooms plus a kitchen and bathroom.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers are sought in the region of £550,00 freehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

EPC

The energy rating is D.

REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.