



Vickery Holman
Property Consultants

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For Sale

OIEO £1,200,000

Windwhistle Inn, Cricket St. Thomas, Chard,
Somerset, TA20 4DQ

4.69 Acres
(1.9 Hectares)

Summary

- Substantial roadside inn on 4.7 acre plot
- Trade areas include public bar, break out dining rooms and function room - overall c200 internal covers
- Extensive landholding with comprehensive external trade areas for 250+ covers
- Camping field and additional field with electric hook ups (12)
- 60 car parking spaces and room for more
- Suit continued use but scope for a variety of additional uses to include camping and caravan park, farm shop and additional accommodation
- 3 bedroom flat
- Vacant possession sale

Location:

The property is situated on the A30 close to Cricket St Thomas and equidistant between Chard and Crewkerne (4 miles).

The venue is a prominent roadside destination location attracting customers from the nearby villages and

towns to include a peak in the warmer trading months, these would include visitors to nearby attractions and holiday parks/ Warner Hotel's Cricket St Thomas site which is nearby. Chard's last reported population was c14,000 with Crewkerne approximately 7,000. There are open countryside views from the property to the North and West.

Description:

A detached roadside Inn that has been extensively extended from the original two storey origins with single storey additions to the side and rear. Principal trade areas include public bar (36), restaurant (40), function room (100) and additional dining area (28) with customer toilets, and trade kitchen to include part open service area. At first floor, with internal access is a three-bedroom flat with lounge, kitchen and bathroom. The outside trading areas are extensive with various areas created for dining and events. Trade patio area adjacent to function room with space for 120 covers, separate outside bar with additional space for c150 covers and children's play area. Customer car park c60. Camping field with 12x hook ups. Additional camping area for tents. No hardstanding.

The Windwhistle has been a popular venue and provides significant space to grow the existing business and (maybe) to create a farm-shop location with camping and caravan accommodation (STP).

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis. We have taken the GIA from the EPC certificate at 652sqm.

Main entrance lobby to open plan dining area having attractive display kitchen - overall this space is c118smq and provides for various seating areas (28 covers) and access to the public bar, restaurant, function room. and beer garden. Ladies, gents and accessible WCs. Public bar (11.1m x 12.3m overall) with

'U-shaped bar servery and part of the original building with some exposed wooden beams, two fireplaces and space for 36 covers. Restaurant (9.3m x 6.8m) which can double as a small function room with space for 40 covers. Function room (20m x 7.6m) with bifold doors to outside terrace. Separate bar servery and space for 100 covers. Various stores and beer cellar, office, commercial kitchen and staff room.

On the first floor and with internal access there is a three-bedroom flat with lounge and bathroom.

Externally there is parking for 60+ vehicles and the grounds have been set out to provide for customer beer garden and independent part covered outside terrace with outside bar - overall space excess 250 covers and may be utilised to for events (the site has been licenced for marriages and civil ceremonies). Ample additional space to include 12x electric hook ups.

Services:

We understand that mains electricity, private water and private drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

Planning:

The amended use classes would mean this property is classed sui generis for pub use. Land classed as agricultural grade 3 (may be used for camping for 60 days per annum). Additional to existing uses may suit for farm shop, camping and caravan site - subject to the usual consents.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £47,000 with rates payable 49.9p in the £ before a further reduction of 40% until March 2026. Council tax band B.

EPC / MEES:

C (57)

Terms:

Freehold Guide £1.2M. The property is opted to tax. Sale includes the trade inventory. Purchaser to pay the Vendor an additional 50% overage based upon any uplift in value the event of any further development/disposal within 15 years of completion.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

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