

BRACE OF PHEASANTS

Plush, Nr Dorchester, Dorset, DT2 7RQ



Key Highlights

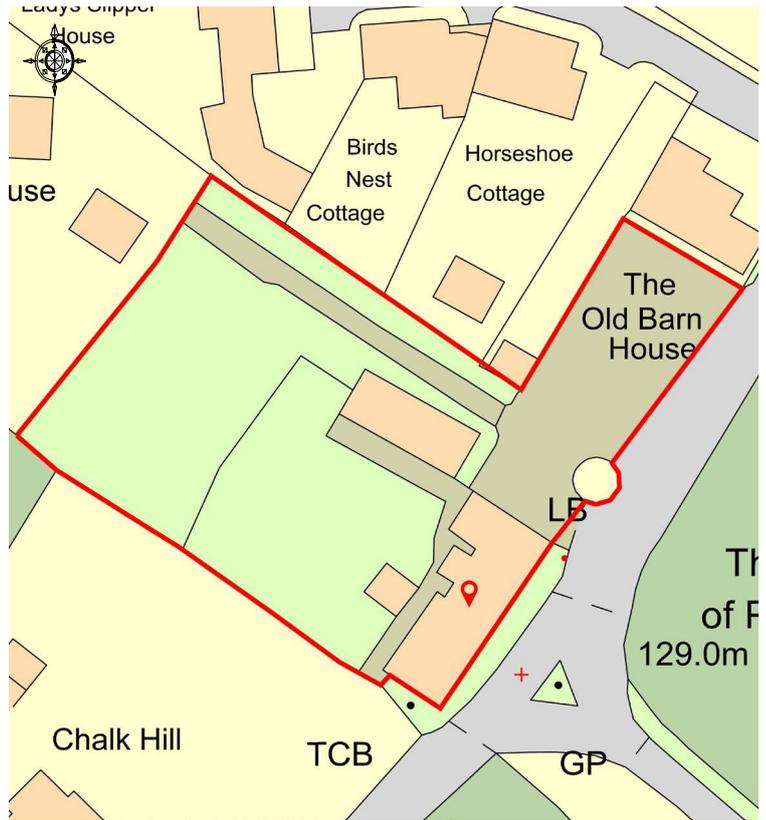
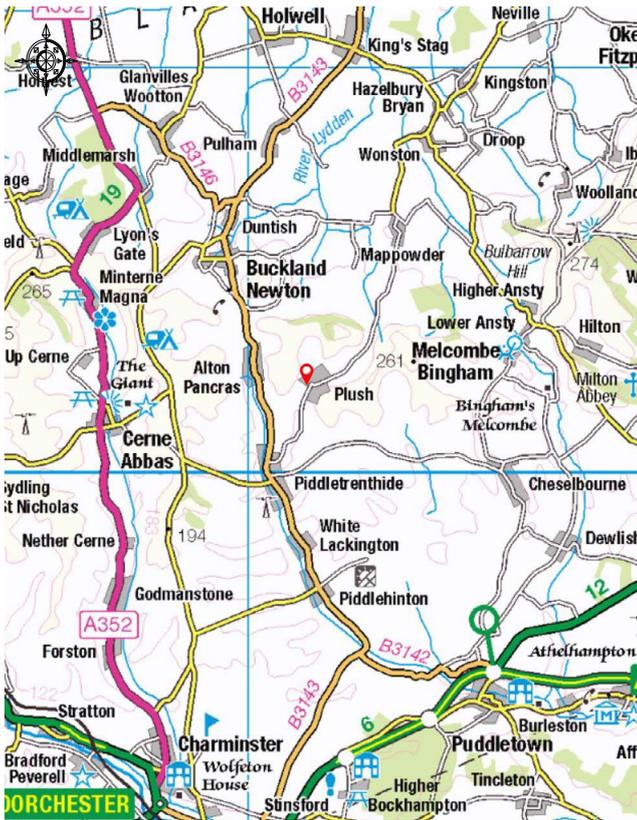
- Award winning character public house with 8 x B&B rooms
- Located in sought after rural hamlet in Piddle Valley and North Dorset Downs
- Public bar and dining areas for up to 94 customers
- Featured in The Good Pub Guide's Top Ten Country Pubs 2021
- Attractive beer garden and customer car park
- Well established trading business
- Includes planning permission for single residential dwelling on edge of plot
- Entire plot extends to approx. 0.67 acres (0.27 hectares)

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Location

The property is located in the rural hamlet of Plush which is positioned in the picturesque hills of the Piddle Valley and within the North Dorset Downs Area of Outstanding Natural Beauty. The area has a number of historic and cultural attractions including the village of Cerne Abbas and is popular for walks and other countryside pursuits. The market and coastal towns of Dorchester and Weymouth are located 9.5 miles and 18 miles the south respectively, with Blandford Forum 16 miles to the east.

Property

The Brace of Pheasants is a detached mid 18th Century two storey Grade II listed property of mainly brick construction under a thatched roof. The elevations are whitewashed and fenestration is mainly wood framed. Located to the rear of the property is a detached single storey accommodation block of brick construction under a pitched tile roof. Adjacent to the B&B block is an attractive mature beer garden and the development plot. A customer car park is located to front-side of the property. We understand the entire plot extends to approximately 0.67 acres (0.27 hectares).

Internal Description

The property benefits from numerous features typical of a country inn, including low-beamed ceiling, inglenook and traditional fireplaces and prominent bar servery. The ground floor customer areas are arranged in three distinct sections; main bar (seating 44 without social distancing), dining area (40) and private dining room (14). Ancillary areas include trade kitchen and preparation area, customer WCs, laundry room and ground floor thermostatically controlled beer cellar.

Bed & Breakfast Rooms

Located within the main pub building at first floor level are four well presented en-suite rooms, each with individual character. To the rear of the property is a detached annexe which provides a further four fully accessible en-suite rooms with dedicated al-fresco terrace and garden views. The rooms benefit from a high quality interior design and audio-visual equipment.

External Areas

The trade garden is located immediately to the rear of the property and provides ample space for a minimum of 72 bench seats. The garden can accommodate a function marquee for private events and weddings. A heated and covered smoking solution is located to one side. Located to the front-side of the property is a car park.

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Development Opportunity

Planning permission has been granted for the construction of a private residential dwelling to the north-western end of the plot, adjacent to the beer garden. Interested parties may also wish to consider adaptation of the consent for further letting rooms (subject to consents).

The Business

The Brace of Pheasants is a privately owned and operated business which was established by the current owners in 2006. During this time the business has attained numerous accolades for its food, beverage and accommodation offering including Dorset Dining Pub of The Year 2017. The business also features in the The Good Pub Guide's Top Ten Country Pubs 2021. The Brace of Pheasants serves fresh, local and seasonal produce in a traditional country pub environment. In addition, the business is supplemented by a strong wedding and events trade. Standard room tariffs are £119 per night inclusive of breakfast. Revenue is split approximately 42% food, 35% rooms and 23% drinks (Year End 03/19). Room occupancy normally averages 80%. Further detailed information is available, although will not be warranted.

Premises Licence & Opening Hours

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub has permission to sell alcohol until 23:00 (22:30 Sunday).

The property previously had a Wedding Licence, which can be renewed.

Tenure & Disposal Process

Freehold. We anticipate that the sale will be by way of a Transfer of a Going Concern (TOGC). We understand that staff will be protected under Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE). We recommend parties satisfy themselves on this point. The development land is within the Title.

Costs

VAT should not be applicable to the purchase price but will be calculated on apportionment. We recommend parties satisfy themselves on these points.

Fixtures & Fittings

We understand that all trade fixtures and fittings are included as part of the sale price (excluding stock at valuation which will be purchased in addition on completion).

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £22,250. The small multiplier (for England and Wales) for 2020/2021 is £0.499.

Planning & Conservation

We understand the premises benefits from Sui Generis public house use (former A4). The property is Grade II listed and located in the North Dorset Downs Area of Outstanding Natural Beauty. The property is administered by West Dorset District Council. Note that the car-park is subject to a right of way.

Services

Mains electricity and water is connected, with calor gas and sewage treatment plant.

Energy Performance

The property is in the process of assessment.

Viewing

For a formal viewing please contact Savills Licensed Leisure Team. Please do not approach the business or staff directly. Note that all viewings and customer inspections must adhere to prevailing Government guidance.

Contact

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