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Bell Inn
Bosbury
Ledbury
Herefordshire
HR8 1PX



FOR SALE BY PUBLIC AUCTION
(UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY)

TO BE HELD AT THE FEATHERS HOTEL, HIGH STREET
LEDBURY, HEREFORDSHIRE, HR8 1DS
ON THURSDAY, 16 JUNE 2011 AT 2.30 PM PROMPT

By Direction of a Major National Pub Company

- "Black & White" 15th Century Inn
- Two section lounge bar/restaurant (60)
- Two section public bar (45)
- Three bedroom owners accommodation (can be extended)
- Large barn suit conversion
- Good size gardens with small paddock

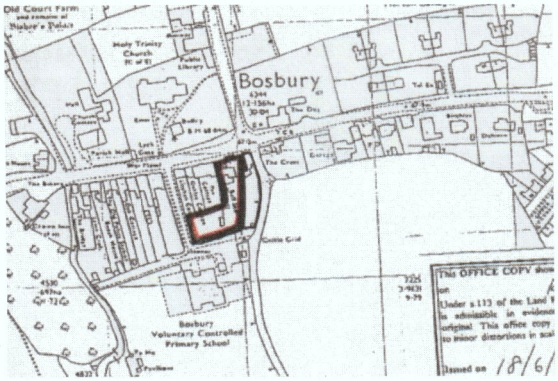
Guide Price £225,000

www.sidneyphillips.co.uk 01981 250333

HEREFORD ILMINSTER YORK NORWICH HAYWARDS HEATH HEXHAM

The Owner is West Country Breweries Limited, Cheltenham.
The successful purchaser was Mr Michael Howe, former owner of the Bakery in Bosbury.

RCM/34712



The village of Bosbury stands on the Herefordshire /Worcestershire border just 4 miles from the famed market town of Ledbury. It benefits from good communication links being just off the main A4103 Hereford to Worcester road but the M50 via Ledbury is only some 8 miles distant at junction 2.

The Bell is a character old property located in the heart of this select and sought after village standing opposite the Parish Church. It is a centuries old black and white premises which is Grade II listed dating back to the 15th century. It has many period features and two well proportioned trade rooms and excellent gardens. There is owners accommodation at first floor with an opportunity to extend this either within the main building or also with the possible conversion of a large external barn which is adjacent to the main building to either provide additional owners accommodation or letting facilities.

ACCOMMODATION

GROUND FLOOR - Entrance Vestibule provides access into both principal trading areas. To the left is the Public Bar, a room of immense quality and character with heavily beamed ceiling and feature inglenook fireplace with stone surround and beamed lintel over. The room is in two principal sections with the main bar area around the servery, this having tapestry upholstered bench seats and loose low table stools currently to accommodate approximately 25 customers. The room opens out into the Games Section which has seating for 15, darts area and another feature fireplace with stone surround and cast iron solid fuel burner installed. To the right of the entrance vestibule is the Lounge Bar and Restaurant Area, this area split by a double sided fireplace which has exposed antique chimney breast. The room has a wealth of charm including heavily beamed walls and ceiling and is arranged on split levels. The lounge section is again arranged around the servery which interconnects with the public bar servery and has tapestry upholstered insets to a wooden frame. There is assorted seating including spindle back chairs, bentwood chairs and leather bound sofas currently for 15/18 customers. This opens out into the Dining Room which has dark stained wheelback chairs to assorted dining tables currently arranged for 34 customers. Off the inner hallway are the Ladies and Gentlemen's Toilets.
The Catering Kitchen is well appointed with non slip flooring, fully tiled walls, three section ceiling fitted galvanised extraction canopy. At basement level is the Beer Cellar.

FIRST FLOOR - Private Accommodation which is arranged as follows; Kitchen with fitted units and sufficient space for small dining table. Bathroom with suite of wash hand basin, WC and bath with shower over. Large Lounge with feature boarded floor and fireplace with antique brick surround. Three Double Bedrooms. It should be noted that over the restaurant area are two large unused loft rooms that could be converted to further accommodation with investment.

OUTSIDE - To the rear is a large brick built barn of substantial size and of much character. This over two levels will comfortably provide more than a thousand square foot of floor area and consideration has been given in the past for this to be converted to owners accommodation and for the first floor of the pub to be converted into letting accommodation. At the moment the barn provides a good size freezer room/dry store which is adjacent to the rear kitchen access as well as three/four storerooms.

The gardens are a considerable feature of the pub and provide an enclosed patio area immediately to the rear of the trading areas which is enclosed and has an retractable awning which provides covered smoking area. There is an archway through to a large lawned and stone patioed garden with wooden constructed gazebo providing further covered seating area as well as large lawned section with 'A' frame picnic style bench seats. There is a brick built barn/stable with pitched tiled roof and small paddock with agricultural gate entrance to the side lane.

THE BUSINESS

The business has hitherto been let on a traditional pub company style lease and therefore no accurate trading figures are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 10.00 am and 11.00 pm Monday through to Wednesday, 10.00 am and 12 midnight on Thursdays and Saturdays and 10.00 am until 10.30 pm on Sundays.

SERVICES

All mains services are connected and the property has the benefit of gas fired central heating.

LOCAL AUTHORITY

Herefordshire Council, Brockington, 35 Hafod Road, Hereford, HR1 1SH.
Brockington, 35 Hafod Road, Hereford, HR1 1SH.
Tel: 01432 260000.
Rateable Value: £13,500 - 2010

TENURE & GUIDE PRICE

Price Guide £225,000 Freehold to include such fixtures and fittings that remain on the premises at completion. Any saleable stock in trade found on the premises at completion must be purchased at valuation in addition.

VALUE ADDED TAX

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the price obtained. Purchasers may wish to satisfy themselves for independent professional advice that this VAT may be reclaimed.

MISREPRESENTATION ACT 1967 . MISDESCRIPTIONS ACT 1991– These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited , Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635 15/06/2011

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COMPLETION

Completion of the purchase will take place on Thursday, 14 July 2011.

VIEWING

Contact the Auctioneers on 01981 250333 to make a mutually convenient appointment.

AUCTION VENUE

The Auction is to be held at The Feathers Hotel, High Street, Ledbury, Herefordshire, HR8 1DS. The Auctioneers will send a location plan on request.

VENDORS SOLICITORS

TLT LLP, One Redcliffe Street, Bristol, BS1 6TP
Tel: 0117 917 7777. Fax: 0117 917 7778.

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the general and special conditions of sale which are available for inspection at the office of the Vendors Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed on line, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see footnote).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendors Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

8. Any guide prices issued or any estimates or values mentioned in negotiations or discussions with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.

9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with

the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within ± 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.

12. We are advised by the Vendor, where appropriate, that an HIP (Home Information Pack) together with an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction the purchaser becomes liable for the insurance of the property he has bought. If any purchasers require insurance cover please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Interested parties may wish to visit our website for any updated information that may be available on the guide quoted.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk.

The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.

MISREPRESENTATION ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:-

These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2003

With effect from March 2004 the Money Laundering Regulations 2003 came into force. These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by bankers draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows **(one document from each list).**

IDENTITY DOCUMENTS

- Current signed Passport
- Current full UK/EU Photo Card Driving Licence (1)
- Current full UK Driving Licence (old style) (1)
  (Provisional Driving Licence will not be accepted)
- Resident Permit issued the Home Office to EU Nations
- Inland Revenue Tax Notification
- Firearms Certificate

(1) These items may be used to evidence identity or address but not both.

EVIDENCE OF ADDRESS

- Current full UK Driving Licence (old style) (1)
  (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months (but not mobile phone bills)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most recent original mortgage statement from a UK lender

If the **buyer's** details are different from the **successful bidder's,** then the **buyer** will also be required to submit their details and this will be requested from the **buyer's** solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GENERAL REMARKS & STIPULATIONS

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

INVENTORY - An inventory of the trade furniture, fixtures, fittings and effects may be obtained from the Auctioneers, and a copy will also be made available with the contract.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of some properties as detailed in the full particulars. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendors' Solicitors. These Conditions will be available for inspection at the offices of the Vendors Solicitors .

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits, not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED (MISREPRESENTATION ACT 1967) - All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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