



Burford Lodge Burford

- High profile, high visibility Cotswold country guest house with full licence
- Nine exceptionally presented letting rooms, all en suite
- Obvious scope for restaurants and functions
- Planning consent for further two bedrooms and four self-contained lodges

£950,000 plus VAT Freehold

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Peter Brunt
Hotels
0117 917 2000
peter.brunt@colliers.com

Property Ref: 303547

Colliers International
Broad Quay House
Broad Quay
Bristol
BS1 4DJ
www.colliers.com/uk

Burford Lodge, Oxford Road, Burford, Oxfordshire, OX18 4PH



Burford Lodge is impossible to miss. Prominent on the A40 as traffic is slowly approaching Burford roundabout, it currently operates as a nine bedroom country guest house, a very smart bed and breakfast operation. Burford Lodge is however, fully licensed and it caters for its core business of wedding accommodation and house parties as well as the all year round corporate and tourist market. However, from the large numbers of people that are turned away looking for lunch and evening dining, a much more all round operation and increased profit margin is there for the taking if wanted. A prospective buyer literally needs just to "turn on the tap".

Burford, lying midway between the busy tourist destinations of Oxford and Cheltenham is a well-known mecca for visitors from around the UK and abroad. They come to browse around the interesting shops and restaurants that occupy the famous high street, with its delightful mix of Tudor houses and Georgian facades, leading down to the River Windrush which flows under the bridge at the bottom of Burford Hill.

Burford is arguably the best and most accessible base from which to visit the glorious Cotswolds, with tourist favourites such as Bourton on the Water, Chipping Campden and Stow on the Wold all but a short drive away. Other local attractions within the nearby area include the historically important Blenheim Palace, the Cotswold Wildlife Park and, of course, the dreaming spires of the world famous university city of Oxford.

Having acquired the freehold, the current owners carried out a major refurbishment and re-launched the business on 04 April 2012, showing consistent and sustained growth. Planning consents were obtained that permits development of a further two bedrooms and four self-contained lodges, providing a great opportunity for a new owner of Burford Lodge to either continue the growth of the business, or reap the rewards from the successful operation already established.

PROPERTY

Burford Lodge is a handsome Cotswold stone property overlooking Burford Golf course within a conservation area, but not a listed building. The Lodge is arranged on basement, ground and two upper floors and has a traditional pitched slate covered roof.

PUBLIC AREAS

The large open planned layout of the ground floor is very flexible, capable of being used in a variety of differing ways. The main room has great character with large bay windows, exposed stone walls and wooden flooring throughout. It is currently laid out to provide a casual seating area around the fire and stone

hearth and a breakfast area for around 36, but with plenty of room for increased seating if required. The fully functional bar and hospitality area compliment the overall Cotswold charm of this traditional styled public area.

LETTING BEDROOMS

There are nine letting bedrooms to sleep 18 (7 Double, 1 Twin and 1 Suite). Two rooms have en suite shower rooms and the remainder, en suite bathrooms with shower over. All are individually and tastefully decorated and furnished. All the rooms are centrally heated and equipped with flat screen television, radio alarm clock, tea and coffee making facilities and hairdryer. There is WiFi connection throughout and each room has an internal phone connected to an in house communication system if desired by the new owner.

OWNER'S ACCOMMODATION

To the side of Burford Lodge, within its grounds in a quiet area, is a fully self-contained suite comprising of lounge and en suite double bedroom, centrally heated with both WiFi and telephone connections.

SERVICE AREAS

Fully operational kitchen with separate wash up room. Refrigerator room and separate laundry room. Large basement beer and wine cellars, store rooms and central heating boiler room and sprinkler system operation.

OUTSIDE

Burford Lodge has a large stone gravelled car park, with well tended flower beds around a lawned area with outside seating surrounded by a variety of large native trees and hedging.

SERVICES

West Oxfordshire District Council at Witney (01993 702 941).

Mains electricity, water (metered) and drainage.

Heating by oil and LPG for kitchen facilities.

Fully operational water sprinkler system throughout the entire building.

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LICENCE

Full Premises and Music license with optional permitted opening hours of 09.00am - 01.30am.

DEVELOPMENT POTENTIAL

Two separate consents have been obtained from the planning authorities. In December 2012 consent was obtained to create two additional letting bedrooms adjacent to the current reception area. In January 2013 consent was obtained to create four self-contained letting suites within an area of the car park. Plans of the two consents are available on request.

WEBSITE

www.burfordlodge.com

TRADE

Trading information for the business is available on request.

PRICE

£950,000 plus VAT for the freehold property complete with goodwill and trade contents (according to inventory) but excluding personal items.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

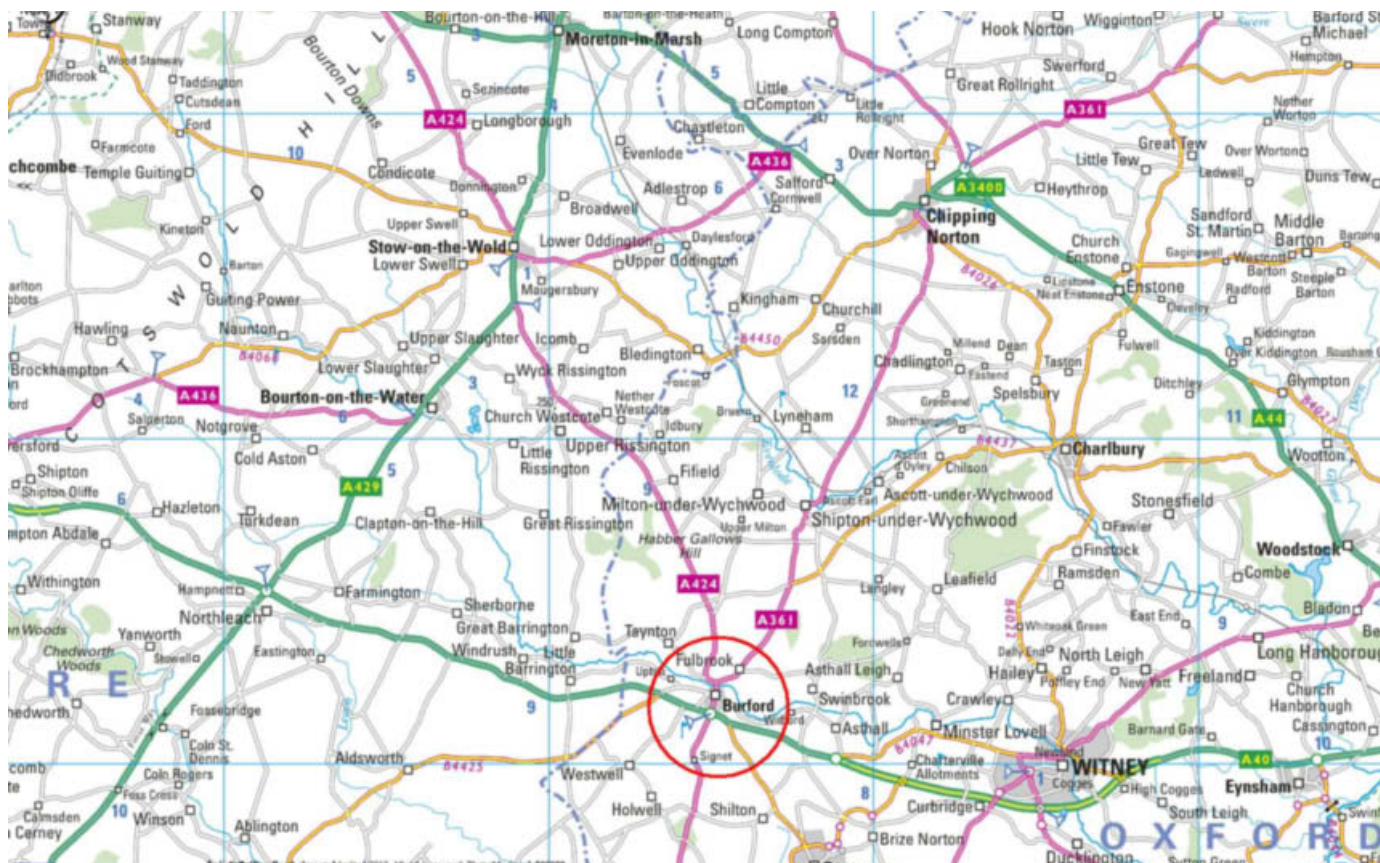
DIRECTIONS

Approaching Burford westbound from Oxford, Burford Lodge Hotel is prominently positioned on the left hand side just before the roundabout junction leading into the town.

Stow on the Wold 10 miles, Bibury 10, Cirencester 16, Oxford 20, Cheltenham 22 and London 76.



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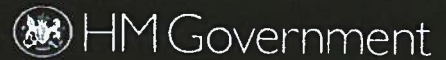


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Energy Performance Certificate

Non-Domestic Building



The Burford Lodge Hotel
Oxford Road
BURFORD
OX18 4PH

Certificate Reference Number:
9990-5020-0341-1820-9080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO₂ emissions

85 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 316
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

64 If typical of the existing stock