



The Bell Inn

Warminster Road, South Newton, Salisbury, Wiltshire SP2 0QD

Freehold OIEO £425,000

- Wiltshire main road freehouse
- Close to major tourist attraction
- Five quality en suite letting rooms
- Character bar (40) & function room (12)
- Mature gardens & car park (25)
- Quality three bedroom owner's flat
- Profitable business with low overheads

Ref: 71045

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LOCATION

The Bell Inn occupies a central village position in South Newton, beside the A36, approximately 4 miles north-west of the cathedral city of Salisbury. The A36 is a busy trunk road connecting the city of Bath to the South Coast city of Southampton. The road follows the picturesque Wylfe Valley, through which the River Wylfe flows, teeming with wildlife. You will regularly find fishermen enjoying the nearby Langford Lakes. South Newton has a population of over 800 and the village is home to some small businesses and a large, independent, specialist neuro rehabilitation hospital for adults. South Newton is an ideal location for tourists, being so close to Salisbury and within easy reach of Longleat House & Safari Park, Stourhead Estate & Gardens and Stonehenge World Heritage Site (one of the UK's top 10 tourist attractions). Other notable attractions in the area include Salisbury Racecourse and Wilton House, this filming location of various Netflix series including Bridgerton and the Crown.

The Bell is an historic inn which dates back to at least 1737. It is of two storeys, under rendered elevations and a pitched tile roof. There is a detached, single storey outbuilding which houses some of the letting rooms. The property is briefly described as follows:

TRADE AREAS

GROUND FLOOR

Corner inner entrance porch off which are high quality, recently refurbished LADIES' and GENTLEMEN'S TOILETS. The MAIN BAR is open plan and on split levels with character features including timber dado panelling and rustic beams. A brick fireplace accommodates a log burner effect radiator. This trade area is furnished to a high standard with upholstered settles, stools, dark wood tables and fitted carpet. It can seat approximately 40. Rustic, brick faced, polished top BAR SERVERY counter with shelved back bar display. A refrigerated BEER CELLAR leads directly off the servery. A small FUNCTION ROOM is situated beyond the main bar and is presented in a similar manner, having seating for a further 12 customers.

CATERING KITCHEN with a comprehensive range of stainless steel equipment. PREPARATION AREA and LAUNDRY ROOM. Side entrance besides which is a spacious DISABLED WC with baby changing facilities.

LETTING ACCOMMODATION

LETTING ACCOMMODATION with separate access from the inner courtyard. There are FIVE BEDROOMS. Two are at ground floor level: twin sized with modern furnishings and tiled limestone WET ROOMS (suitable for disabled access). Three rooms are reached via an independent, external

staircase and are at first floor level, individually decorated to a high specification. Two rooms are double sized and have KING SIZED SHOWERS EN SUITE; one is a SINGLE BEDROOM and has an EN SUITE SHOWER ROOM.

OWNERS ACCOMMODATION

The OWNER'S HOME has separate entrance within the pub and includes THREE BEDROOMS, two double sized (one of which is the master bedroom with fitted furniture) and one single sized. A further room is in the roof apex and used as an office, but this could possibly become a fourth bedroom. Luxury BATHROOM with freestanding bath and large separate P shaped shower. KITCHEN/ LOUNGE DINER with modern fitted units, electric oven, hob and extractor. Hot water boiling tap fitted to sink.

EXTERNAL

FORECOURT PARKING with space for up to 3 vehicles. SMOKING solution which seats a handful of customers. INNER COURTYARD, attractively presented, off which is a WORKSHOP and BOILER ROOM. The elevated GARDENS at the rear have a stone boundary wall and bark-based CHILDREN'S PLAY AREA. VEGETABLE GARDEN and lawn set out with table and bench sets for over 30 customers.

Across the A36 is a CAR PARK for approximately 25 vehicles. Beyond the car park is a LAWNED GARDEN which borders the picturesque River Wylfe. The car park is subject to a covenant giving the nearby Wilton Estate a facility to purchase it if The Bell ceases to trade. The Secretary of State also has a covenant for surface water drainage.

THE BUSINESS

The Bell has been in its present ownership since 2016, during which time it has had a major overhaul and its letting facilities have been enhanced. The Bell operates as a traditional village freehouse with local darts teams and opens on limited hours to suit our clients' lifestyles. The trade split is around 60% food and beverage with the remaining 40% coming from the letting rooms. Many guests that stay are visiting the numerous nearby attractions and wedding venues, whilst the mid-week trade consists of contractors. Currently operating on very low overheads, the business is proving to be very profitable but there is also plenty of scope to expand and improve turnover. Further accounting information may be made available to serious parties following a formal viewing.

TENURE & PRICE

FREEHOLD offers in excess of £350,000, to include fixtures and fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

The Bell Inn holds a full Premises Licence for 24 hours.

SERVICES

Oil fired central heating. Propane gas for cooking. Mains 3 phase electricity, water and drainage.

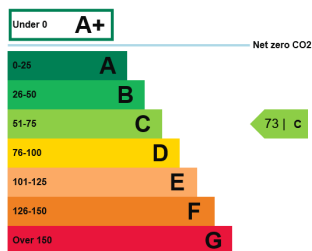
Local Authority: Wiltshire County Council
Rateable Value: £5,350 (as at 01 April 2026)
The business is subject to 100% rural rate relief





Map Data @ 2021 Google

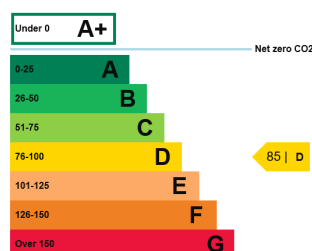
This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Ref: 0990-0934-1949-5229-2092

EPC Ref: 0791-0934-1949-5209-2096

(Accommodation Block)

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