

# Application Process

## Application Process

### Personal Licence

If you're planning to run a pub you'll need a Personal Licence. If you don't already have one, you should start making enquiries to take the one day course and exam to get the Award for Personal Licence Holders (APLH). For information on getting a Personal Licence and training courses available, please look at [www.wellsandco.com](http://www.wellsandco.com) or phone us for the relevant details.

### PEAT

You will also need to complete the online BII Pre-Entry Awareness Training (PEAT) course, which has been introduced to help prepare new licensees for taking on their own pub. Applicants will be asked to provide evidence that they have completed the course before they can be offered a pub. Details can be found online on the BII website at [www.bii.org/peat](http://www.bii.org/peat).

### Application Form

To make an application for this business opportunity, please complete an application form and return it to us as quickly as possible. You can apply online, by post or by calling Philippa Stanbridge on 01234 244453 or via email at [retailrecruitment@wellsandco.com](mailto:retailrecruitment@wellsandco.com). Please fill in as fully as possible and give us a call if you've any queries.

### Initial Interview

When we've had a chance to consider your application, you may be invited to attend an initial interview. This will give you and Wells & Co. the chance to learn more about each other. You will also have the opportunity to ask any questions you have.

### Business, Finance & Marketing Plan & Second Review

If your initial interview is successful, we'll ask you to prepare a business plan for the pub for presentation at a 2nd interview. You'll need to include your ideas for developing the pub's potential and must also include the source of funding for purchasing the business and any developments that may be needed.

### Appointment

If your application is successful, an offer will be made and confirmed in writing. This will include the legal position or 'Heads of Terms' of the appropriate agreement. You'll be expected to attend our five day retailer induction course, Wells & Co. Induction Programme. This will help prepare you for your new business venture and you'll meet a number of key Wells & Co. staff. If this is your first tenanted or leased pub, we also offer the chance to spend time with one of our experienced retailers in their pub.

### Business Support

Wells & Co. provides a high level of business support, some of which will be provided through the Monthly Service Charge.

- AWP Consultancy
- Short term loans for business purposes
- Technical Services
- Accountancy support / stocktaking
- Payroll support
- Training courses
- Wine List Planning
- Licensing
- Facilities and Compliance review
- Central point of contact through customer helpdesk

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# The Fox, Farthinghoe



### Key Highlights

- Beautiful stone built rural village pub with open fire
- 4 ensuite letting rooms in separate block
- Car parking and pub garden to the rear
- Recently refurbished so key turn opportunity
- Excellent dining spaces (approx 50 covers) plus bar area and outside seating
- 3 domestic bedrooms, lounge and kitchen

### Could this be the pub for you?

Call 01234-244453



## To Let

Baker Street, Farthinghoe  
Northamptonshire, NN13 5PH  
[View Pub Details](#)

### Be Part of a Winning Team



### Pub Overview

The Fox is currently mainly trading as destination food, however being the only pub in the village it does have scope to build on the wet sales and also increase the bookings in the letting rooms, especially with HS2 nearby. The current split is approx. food 55% / wet 31.8% and accommodation 13.2%



# The Fox, Farthinghoe



## Location

The Fox Inn is the only pub in the village of Farthinghoe in rural Northamptonshire, however the pub is just off the busy A422 within 5 miles of Banbury and 3 miles from Brackley. Silverstone race track is also near by as is the popular Bicester Village premium shopping outlet.

## Property

- Fully equipped catering kitchen
- One main bar servery area with open fire
- 2 further dining areas and garden area
- 3 domestic bedrooms, lounge and kitchen

## Business Potential

Suggested turnover should be in the region of approx £491,000 per year with scope to build on the local trade as well as the already established destination food trade and letting rooms.

## Suitable Applicants

The Fox would suit an couple or individual with catering experience as this site already has a good following and reputation for food. As this is the only pub in the village it has scope to build on the community aspect as well as being the hub of the village.

# The Fox, Farthinghoe

MAT rolling 12 months	Total volume (Brewers barrels = 36 gallons)	Barrels (Beers & Stout)	Composite Barrels (cider, wine, spirits, FABs and minerals)
<b>To Mar 2026</b>	49	36	13
<b>2025</b>	76	56	19
<b>2024</b>	52	37	15
<b>Volume Notes</b>	Full tie to purchase all draft, wines, minerals and spirits from Wells and Co Ltd		

## Agreement Offered

A 3 year fixed term or renewable tenancy agreement is offered with a full tie to buy all drinks (beer, wines, spirits, minerals, stouts and ciders) from Wells and Co Pub Partners.

A long term fully insured and repairing lease agreement would be considered for a well-funded and experienced applicant.

## Premises Licence

There is a current premises license in place for alcohol with licensing hours being 10.00 to 00.00 Monday to Saturday and 10.00 to 2300 on Sundays. A copy of the license will be made available for applicants to view.

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## Ongoing Costs

<b>Service Charge</b> Includes: Cellar cooling service, Extract clean x 3, Buildings insurance, Fire Compliance, Boiler maintenance & Electrical Test (tenancies only)	<b>£85.50 p/m</b>
<b>Accountancy Services</b> Fees for a nominated accountant (in the region of)	<b>£326 p/m</b>
<b>Stocktaking Services</b> Six professional stocktakes per annum recommended	<b>£126 p/m</b>
<b>Rent</b> In the region of (payable weekly £798 in advance)	<b>£41,500 p/a</b>

## Anticipated Investment Required

<b>Security Deposit</b> Paid in advance to Wells & Co. Ltd, held to cover credit and rental charges. Returnable at the end of the agreement.	<b>£10,000</b>
<b>Administration Fee</b> Payable to Wells & Co. Ltd in advance, to cover e.g. premises license changes, solicitors fees, and agreement.	<b>£400</b>
<b>Minimum Working Capital Required</b> Minimum working capital required	<b>£8,000</b>
<b>Stock and Glassware</b> Paid to the outgoing licensee on the day of changeover) to cover the value of opening stock	<b>£5,000</b>
<b>Valuers Fees</b> (paid to valuer) for valuing fixtures and fittings	<b>£800</b>
<b>Advanced Rent</b> One week rent in advance	<b>£799</b>
<b>F&amp;F</b> Estimated valuation (paid to the outgoing licensee via the valuer at least 7 days in advance) to purchase e.g. carpets, curtains, tables and chairs, kitchen equipment.	<b>TBC</b>
<b>APPROXIMATE TOTAL</b> Please note that these are estimated figures, given as a guide only, and do not include fixtures and fittings.	<b>£24,999</b>