

An aerial photograph of a traditional English village, likely Brill, showing a cluster of red brick houses with terracotta roofs. In the center, the "The Pheasant" pub is visible, a white building with a red door and a small outdoor seating area. The village is surrounded by green fields and trees under a clear sky.

THE PHEASANT  
COUNTRY PUB / RESTAURANT & ROOMS  
39 Windmill Street | Brill | HP18 9TG

THRIVING LICENSED INVESTMENT /  
TRADING OPPORTUNITY

THE PHEASANT  
COUNTRY PUB,  
RESTAURANT & ROOMS  
WINDMILL STREET  
BRILL

Buckinghamshire | HP18 9TG

Excellent Opportunity to Acquire a Thriving Village  
Pub / Restaurant with Rooms

Enviable Location within Highly Regarded Village

Family Run with Consistent Trade

The property features a traditional bar & restaurant, commercial kitchen, prep-room, male and female WCs, 4 en-suite guest letting rooms, raised terraced seating and large trade garden.

Spectacular Panoramic Views over the Surrounding  
Buckinghamshire Countryside

Proposal

Offers are invited for the Freehold interest Subject to  
a new 2 year lease from 1st February 2026.





## Description

The Pheasant is an attractive and well-established village public house and restaurant, prominently positioned on Windmill Street in the heart of the sought-after Buckinghamshire village of Brill. The property is of traditional construction and character, presenting an appealing blend of period charm and practical commercial accommodation.

Internally, the property is arranged to provide a welcoming bar and dining environment, with a variety of seating areas that cater for both casual drinking and more formal dining. The trading areas benefit from good natural light and a warm, characterful ambience, enhanced by traditional features consistent with a historic village pub.

Supporting the customer areas is a fully equipped commercial kitchen, designed to serve the restaurant operation efficiently, together with ancillary storage, cellarage and staff facilities.

Externally, the property enjoys the benefit of excellent outdoor space, providing valuable amenity for patrons and enhancing its appeal as a destination pub and restaurant. Its elevated position within the village also allows for far-reaching countryside views, which further add to the property's attractiveness and trading potential.

Overall, The Pheasant represents a substantial and characterful licensed property, well suited to continued use as a public house and restaurant, and benefiting from a strong village location, established trading layout and appealing external environment.

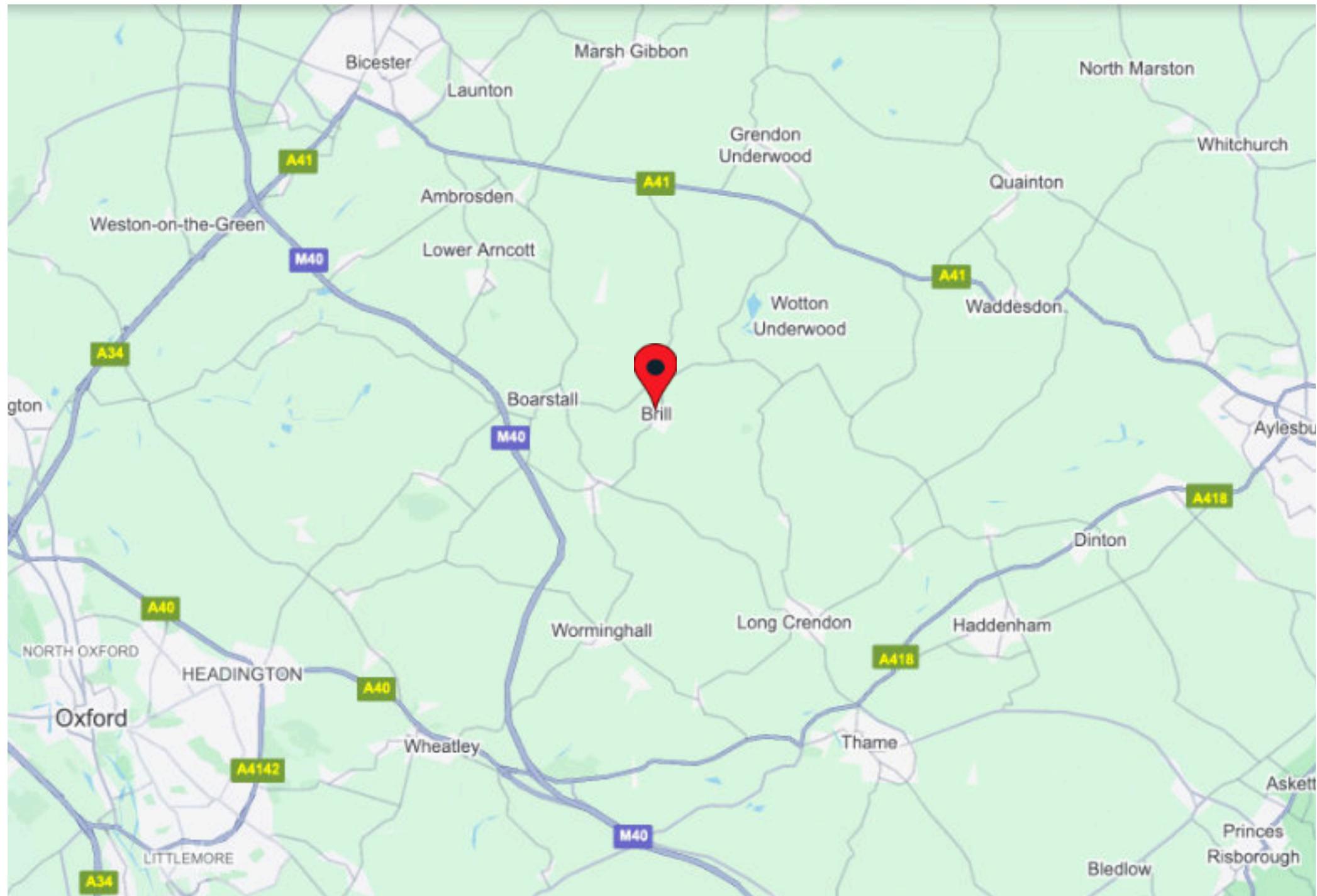


## Location

The Pheasant is a quintessential English country pub and restaurant perfectly positioned in the charming Buckinghamshire village of Brill.

Set on one of the highest points of this historic hilltop village, the property enjoys spectacular panoramic views over the surrounding Buckinghamshire countryside, including the iconic and well-preserved Brill Windmill, a landmark dating back to the 17th century that underscores the area's rich heritage and rural character.

Brill itself lies close to the Oxfordshire border and approximately 15 miles from Oxford and 55 miles from London, offering a peaceful yet accessible rural location. The village is steeped in history and tradition, with a tight-knit community and picturesque lanes that reflect classic English village life.





## Accommodation

### Ground Floor

Pub including locals bar  
Dining (50 covers), kitchen, prep room  
Male & female WC's

### First Floor

3 letting rooms (including 2 en-suite)  
Second floor store & office





## Accommodation (cont'd)

### Guest Rooms

2 double ensuite letting rooms within "The Bakehouse".

### Externally

The Inn benefits from a good size west facing trade garden (40 covers) with **external seating and 2 external bars**.

### Accommodation Schedule

Area	Floor Area Sq M	Floor Area Sq Ft
Main Building		
Ground Floor	158.67	1,708
First Floor	83.15	895
Second Floor	19.23	207
<b>Sub Total</b>	<b>261.05</b>	<b>2,810</b>
The Bakehouse		
Ground Floor	26.57	286
First Floor	21.92	236
<b>Sub Total</b>	<b>48.49</b>	<b>522</b>
<b>Total</b>	<b>309.54</b>	<b>3,332</b>

Part of first floor area of main building estimated.





## **Lease**

The property is subject to a new lease:

Tenant: Pheasantpubs Ltd  
Term: 1/2/2026 – 31/1/2028  
Rent: £55,000 per annum  
L&T Act: Tenant not protected

## **Tenant Covenant & Trade**

The business is run by Stephen Orr in collaboration with his two sons. For indicative turnover please contact Fields.

## **Rent Payment History**

We are advised that rental payments are up to date.

## **Contents Fixtures & Fittings**

The property is equipped for trade and an inventory of items included within the sale is available on request.

Items belonging to the tenant (and not included on the inventory) are excluded - details to be confirmed.

## **Planning**

Under the current Use Class Order the Use is Sui Generis

## **Planning History**

Planning Permission was granted in 2008 for a rear extension to provide additional toilet facilities, and in 1992 permission was granted for conversion of the outbuilding to 3 guest rooms.

Full details of the planning history dating back to 1992 can be seen on the following link:

[Planning History](#)

## **Planning Designation**

The site is not located within the Green Belt, AONB or Conservation Area. None of the buildings are listed.

## **Highways, Works and Utilities**

### **Electricity, Gas and Broadband**

The property has mains electricity, water, drainage and telecoms.

### **Wayleaves, Easements and Rights of Way**

We are not aware of the presence of any wayleaves, easements or rights of way.

### **Boundaries**

The proposed boundaries are shown on the attached plans.

### **Flooding**

The land is not located within a Flood Zone.

### **Tenure**

Freehold

### **EPC**

EPC is 83D.

### **VAT**

VAT is not applicable.



## Proposal

Offers are invited for the Freehold interest, subject to contract.

The seller is not obliged to accept the highest or any offer.

## Viewing

Strictly via Fields Commercial 01844 261 121.

Please address any queries to Fields, under no circumstances should the publican or staff be approached thank you.

## Anti-Money Laundering

To comply with Anti-Money Laundering legislation it will be necessary for the buyer to provide information to enable completion of AML checks before the transaction is completed.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers/funders/lessee.



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