admiral
TAVERNS



CROWN, BLANDFORD FORUM

BLANDFORD FORUM, DT11 0NJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,625

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Crown is a charming 17th-century Grade II listed thatched pub located in the picturesque village of Winterborne Stickland in Dorset. Built in traditional Dorset vernacular style, the pub is full of character, featuring whitewashed cob walls, exposed wooden beams and a striking inglenook fireplace that creates a warm and welcoming atmosphere. Situated on North Street in the heart of the village, approximately four miles northwest of Blandford Forum, The Crown sits at the centre of village life while also attracting visitors exploring the surrounding countryside. The area is popular with walkers, cyclists and campers from nearby sites such as Inside Park Campsite, who often stop at the pub for food and refreshments.
Despite its rural setting, the pub benefits from good road connections via the A350 and A354, providing access to larger towns including Poole, Bournemouth and Salisbury. With its historic charm, central village location and appeal to both locals and visitors, The Crown offers a fantastic traditional country pub setting in one of Dorset's most attractive villages.

Pub Layout

The Crown features a traditional two-bar layout typical of older country pubs. As you enter through the front door, you turn left into the front bar, which is more food-focused and full of character, boasting a large inglenook fireplace and exposed wooden beams. Turning right from the entrance leads into the public bar, a more relaxed and sociable space with a dartboard, TV screens and plenty of room for locals to enjoy a drink and conversation. This area leads through to the toilets, which have all been recently refurbished. The décor throughout the pub is rustic and cosy, blending historic features such as exposed beams and oak floors with a warm, homely feel.
Outside, The Crown benefits from a large beer garden with plenty of seating surrounded by greenery and a charming brick-built well. This space is perfect for summer dining and drinks. There is also an elevated rear terrace that overlooks the village, providing a pleasant spot to relax. A sizeable car park is available for visitors, and the pub is dog-friendly, particularly in the bar and garden areas.

TRADING STYLE

The Crown has benefited from significant investment, with refurbishments completed in 2018 and further improvements in 2022 by Admiral Taverns, and the pub now presents in excellent condition throughout. The current licensees have built a strong and loyal customer base, with a thriving local trade that regularly enjoys the pub's welcoming atmosphere and home-cooked food.
The pub operates very much as the village local and is a key hub for the community, welcoming guests for everything from casual drinks to social gatherings and celebrations. Trade is well balanced for a pub of this style, with approximately 70% wet sales and 30% food.
Behind the bar, customers can enjoy a rotating selection of three to four cask ales, often sourced from local brewers, alongside a strong range of lagers, ciders and Guinness. The drinks offer is complemented by a good selection of wines, a wide range of spirits and soft drinks for drivers. The food menu focuses on traditional pub classics, serving hearty, well-prepared British dishes at reasonable prices.

ACCOMODATION

Private Accommodation

There are three large double bedrooms, a lounge, a fully fitted kitchen, and bathroom, all of which are in excellent order.

3+ Private Bedrooms
Beer Garden
Car Park
Cask Ale
Kitchen
Food Preparation Area
Live Music
Open Fire

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FINANCIAL

Weekly Rent: £471.15
Estimated Annual Turnover*: £263,057
Security Deposit: £6,125
Working Capital: £5,000
Stock: £3,500
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Our vision is to find an amazing community minded licensee to lead The Crown as the heart of Winterborne Stickland, an inviting village pub where warmth, community, and exceptional hospitality come together. You will need to honour its heritage while creating a vibrant, welcoming space for locals and visitors alike. Through great food, well-kept ales, genuine conversation, and memorable experiences, you will nurture a pub that feels like home. It's important to champion local produce, support village life, and host moments that bring people together with a commitment is to uphold The Crown's reputation as a thriving, beloved gathering place for all.


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Food Preparation Area


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Open Fire

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