

SIZEABLE FREEHOLD PUB FOR SALE



NB. Historic photograph

THE FARMERS, SCAYNES HILL, HAYWARDS HEATH, WEST SUSSEX, RH17 7NE

- Attractive, prominent pub with extensive external trade areas and customer car parking
- Site area of approximately 1.3 acres (200+ external covers)
- Total building footprint of approximately 462 sq m (4,974 sq ft) (circa 135 internal covers)
- Trade information available upon request
- May suit alternative uses (subject to obtaining necessary consents)

FREEHOLD WITH VACANT POSSESSION UPON COMPLETION
GUIDE PRICE £1,400,000

Subject To Contract – Sole selling agent

CounF222

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Location

The property is situated within the village of Scaynes Hill, approximately 2.2 miles (3.5 kilometres) east of Haywards Heath. The immediate area comprises predominantly affluent residential accommodation with an Esso petrol station adjacent to the property.

Scaynes Hill is situated on the A272 (Anchor Hill / Lewes Road) connecting to the A23 to the west linking to the M23 to the north and on to the M25 north to London. Brighton is approximately 13 miles (20 kilometres) to the south and Crawley is circa 9 miles (15 kilometres) to the north.

A location plan attached.

[Link to Street View](#)

Description

A sizeable, detached property with predominantly painted brick elevations and part tile to the first floor beneath a pitched tiled roof. The site includes extensive external trade areas including a south facing garden to the rear with 200+ covers overall including a decked area and playground. The customer car park has approximately 40 spaces plus overflow grass parking with 20+ spaces (potential to extend car park). Internally the accommodation can be summarised as follows:-

Ground Floor	Interconnected trade areas comprising a front bar, lounge, restaurant, games room and function room. Approximately 135 covers in total. Customer WC's and trade kitchen. Beer cellar and storage rooms.
First Floor	Staff accommodation comprising a large bedroom, dressing room, lounge, kitchen and shower room. May have potential for letting rooms or hotel accommodation (subject to necessary consents).
Second Floor	Two storage rooms.

A site plan and ground floor plan can be viewed overleaf along with photographs.

Total Building Footprint 462 sq m (4,974 sq ft)
Total Site Area 1.3 acres (56,628 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 10:00 am until 12:00 am on Monday to Wednesday, until 1:00 am Thursday to Saturday and 11:00 am until 12:00 am Sunday.

Planning

From informal enquiries of Mid Sussex District Council, it has been ascertained that the property is not listed nor is it situated in a conservation area.

Rating Assessment

It is entered into the current (2017) Rating List as a 'Public House & Premises' and has a Rateable Value of £17,400. The 2023 Rating List has a Rateable Value £24,500 from April 2023.

Basis of Sale

Freehold interest with vacant possession upon completion. Guide price £1,400,000. VAT may be payable in addition to the purchase price. Subject to contract.

Further Information & Viewings

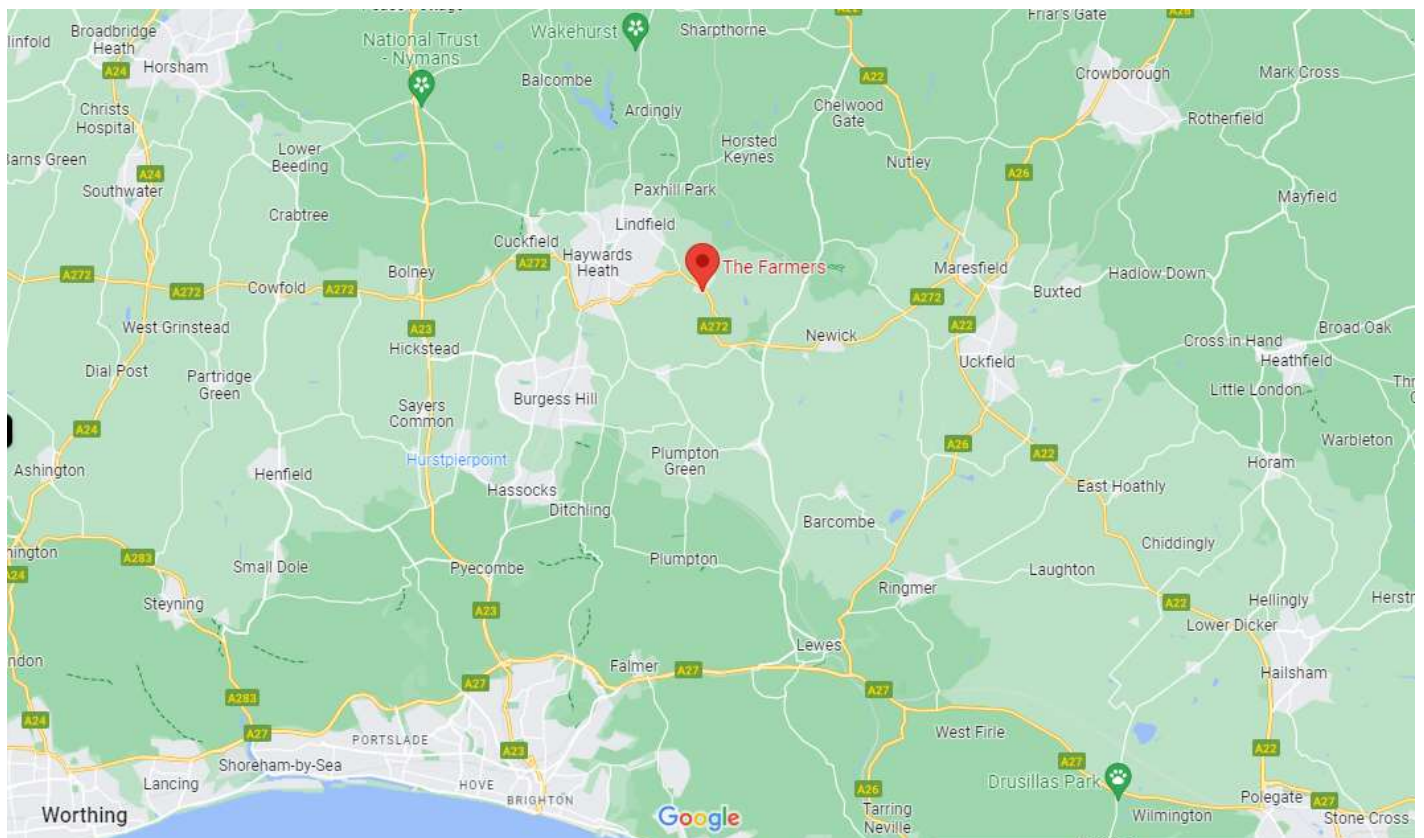
The staff are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

For further information or to organise a viewing, please contact Michael Penfold on tel. 07973 856 232 or email. michael.penfold@agg.uk.com.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan

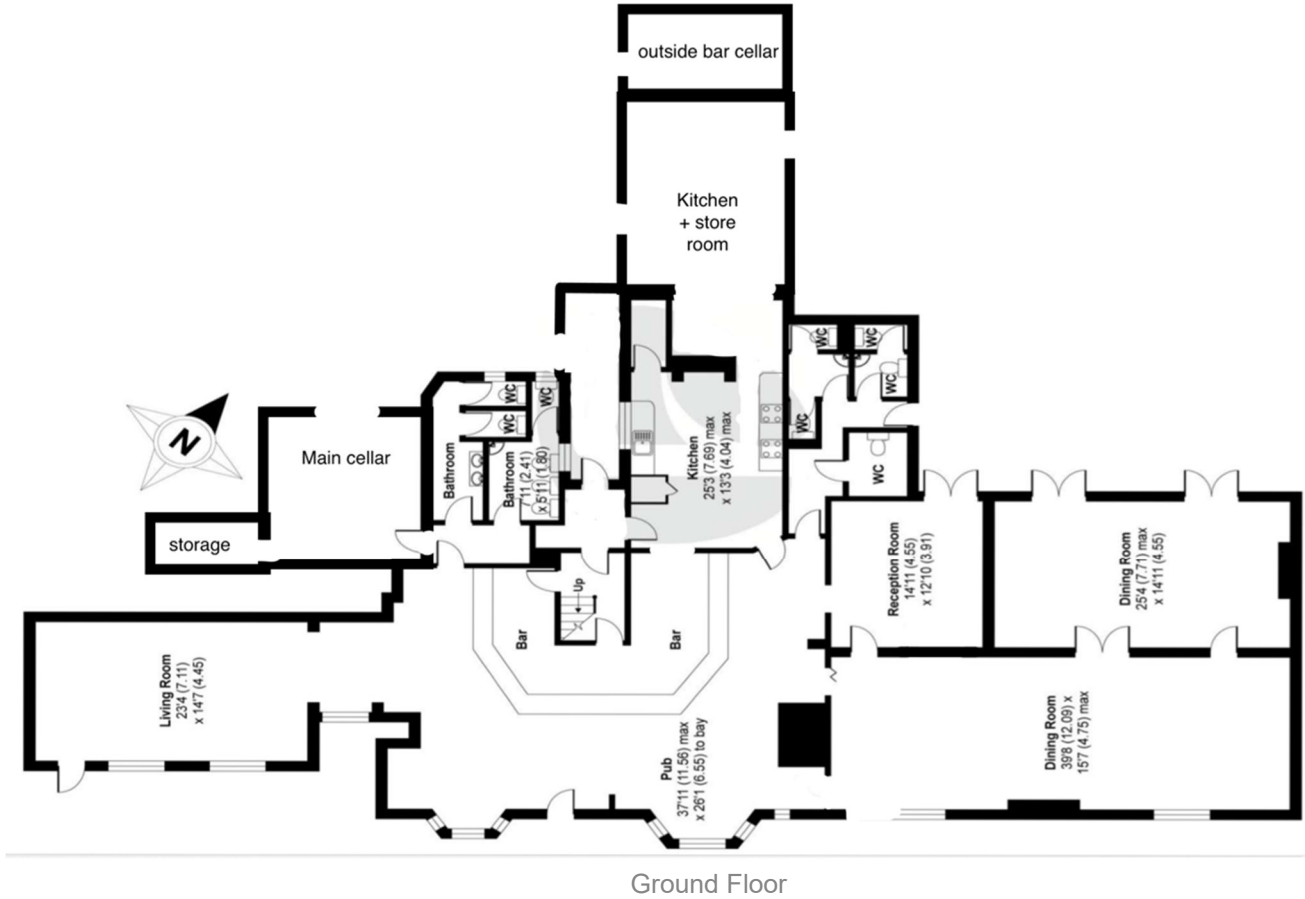


Google Maps. Not to scale - Provided for indicative purposes.



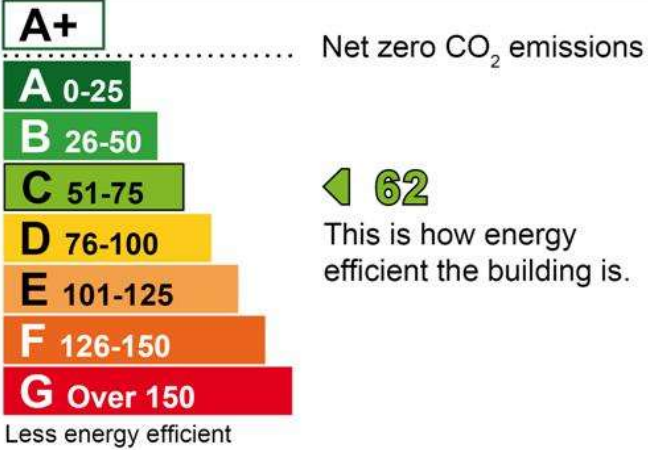


Floor Plan



EPC

Energy Performance Asset Rating



Site Plan

HM Land Registry
Current title plan

Title number **WSX6630**
Ordnance Survey map reference **TQ3623SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Sussex : Mid Sussex**



Source: HM Land Registry. Not to scale - provided for indicative purposes only.