

THE ROEBUCK

WYCH CROSS, FOREST ROW, RH18 5JL

SUBSTANTIAL FREEHOLD PUBLIC HOUSE & HOTEL FOR SALE



savills



The Roebuck

GREENE KING

NO PARKING

Always
Read the Sign
Welcome
You
to The
ROEBUCK

HIGHLIGHTS INCLUDE:



Freehold Public House & Hotel



Character Building



28 Ensuite rooms



Property arranged over four levels extending to 24,424 Sq Ft (1,863Sq M)



Site extending to approx. 4.189 acres



Bar and restaurant areas with seating for 120 covers internally and 140 covers externally



Designated parking for 52 vehicles



Offers in excess of £1,350,000 are invited for the benefit of our client's freehold interest.



LOCATION

The Roebuck is located in the East Sussex village of Forest Row which is located 13 miles south west of Royal Tunbridge Wells and adjacent to the A22. The property is situated on Wych Cross (A22) adjacent to AC Cars (Ford Dealership) and Coolings Garden Centre. The surrounding area is predominantly rural.

DESCRIPTION

The Roebuck comprises a 17th Century building of painted brick, stone and timber construction under a multi pitched tiled roof and is laid out to provide accommodation at basement, ground, first and second floor levels. The property has been extended to the rear to provide a conference room and hotel accommodation. The property sits on a large site of 4.189 acres so could have future development potential, subject to obtaining the necessary consents.

ACCOMMODATION

Internally

Internally the property has a large bar and restaurant area, catering kitchen, function room and customer WC's at ground floor. The hotel accommodation is laid out over lower ground, ground and first floor levels and provides 28 ensuite bedrooms. In addition, there are 4 en-suite staff bedrooms and a separate 1 bedroom managers flat.

Externally

Externally the property benefits from a large courtyard terrace which is currently laid out for 140 covers and a further beer garden to the rear which could be used for additional trading space or events. There are two car parks for approximately 52 vehicles.



LINKS

LOCATION

GOOGLE STREET VIEW

VIRTUAL TOUR

BIRDS EYE VIEW

DRONE VIDEO

ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Cellar	95	1,023
Lower Ground Floor	354	3,810
Ground Floor	1,091	11,743
1st Floor	655	7,050
2nd Floor	74	797
Total	2,269	24,424

ROOMS

Room Type	Number
Double	13
Twin	14
Family	1
Total	28





TENURE

The property is held freehold (Title Number ESX170768).

PLANNING

The property is not a listed building and is not located within a Conservation Area.

EPC

C-71.

RATEABLE VALUE

2026 - £107,700



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

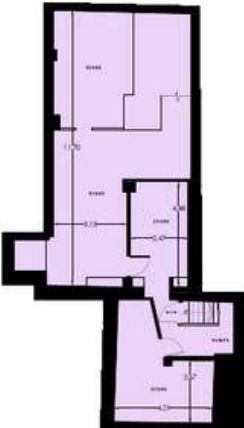
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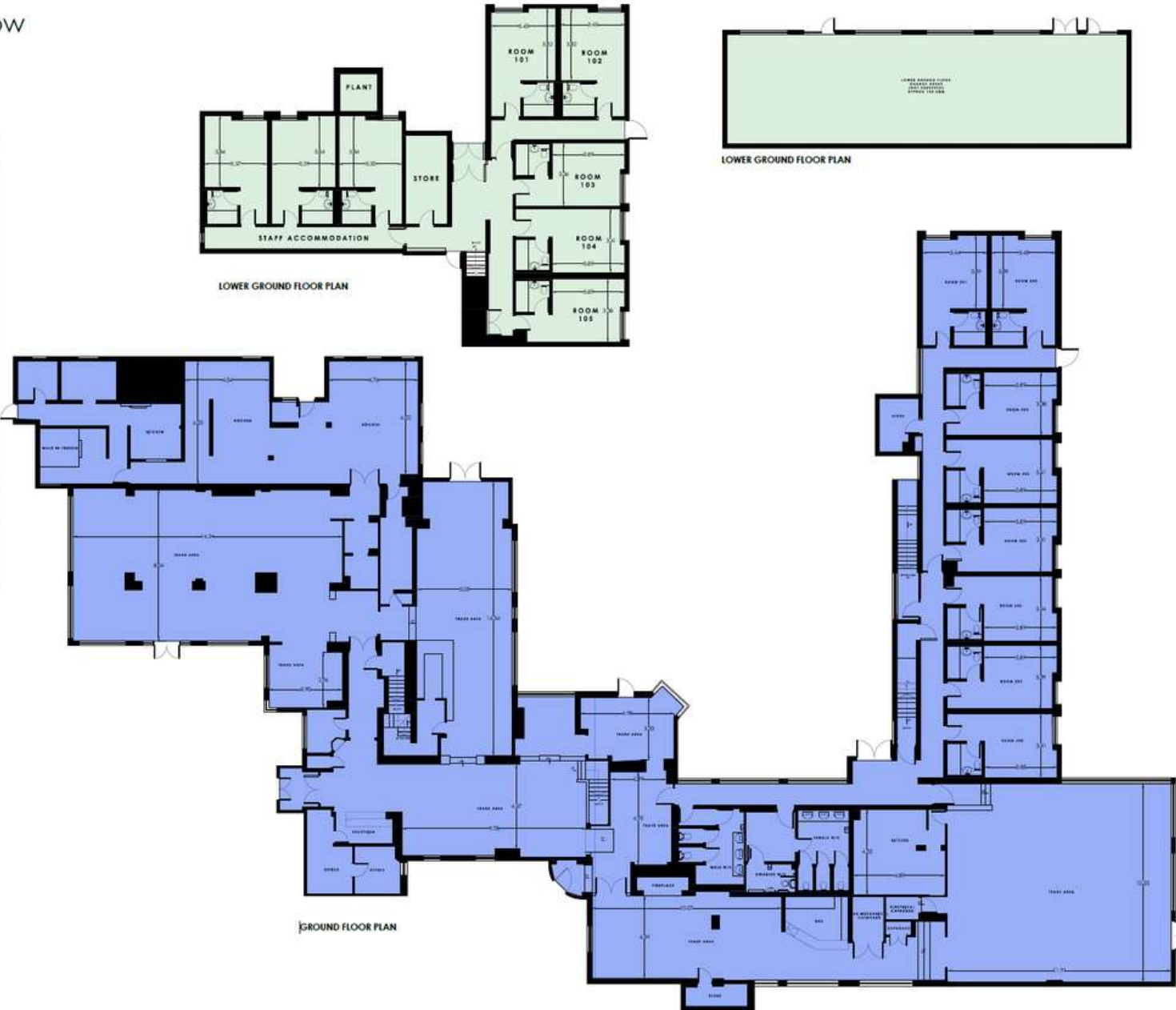
FLOORPLAN



Floor Area Key:	
	Cellar Floor gross internal area = 95 sqm / 1,022 sqft
	Lower Ground Floor gross internal area = 354 sqm / 3,810 sqft
	Ground Floor gross internal area = 1091 sqm / 11,743 sqft
	First Floor gross internal area = 655 sqm / 7,050 sqft
	Second Floor gross internal area = 74 sqm / 797 sqft (Approximate)
Total GIA = 2,269 sqm / 24,423 sqft Total Letting Rooms = 28	
The position & sizes of doors, windows, appliances & other features are approximate only. Drawing not to scale. Dimensions shown in meters.	



CELLAR FLOOR PLAN



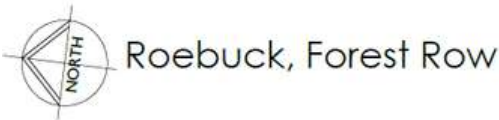
GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



Floor Area Key:	
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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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