



Coach & Horses

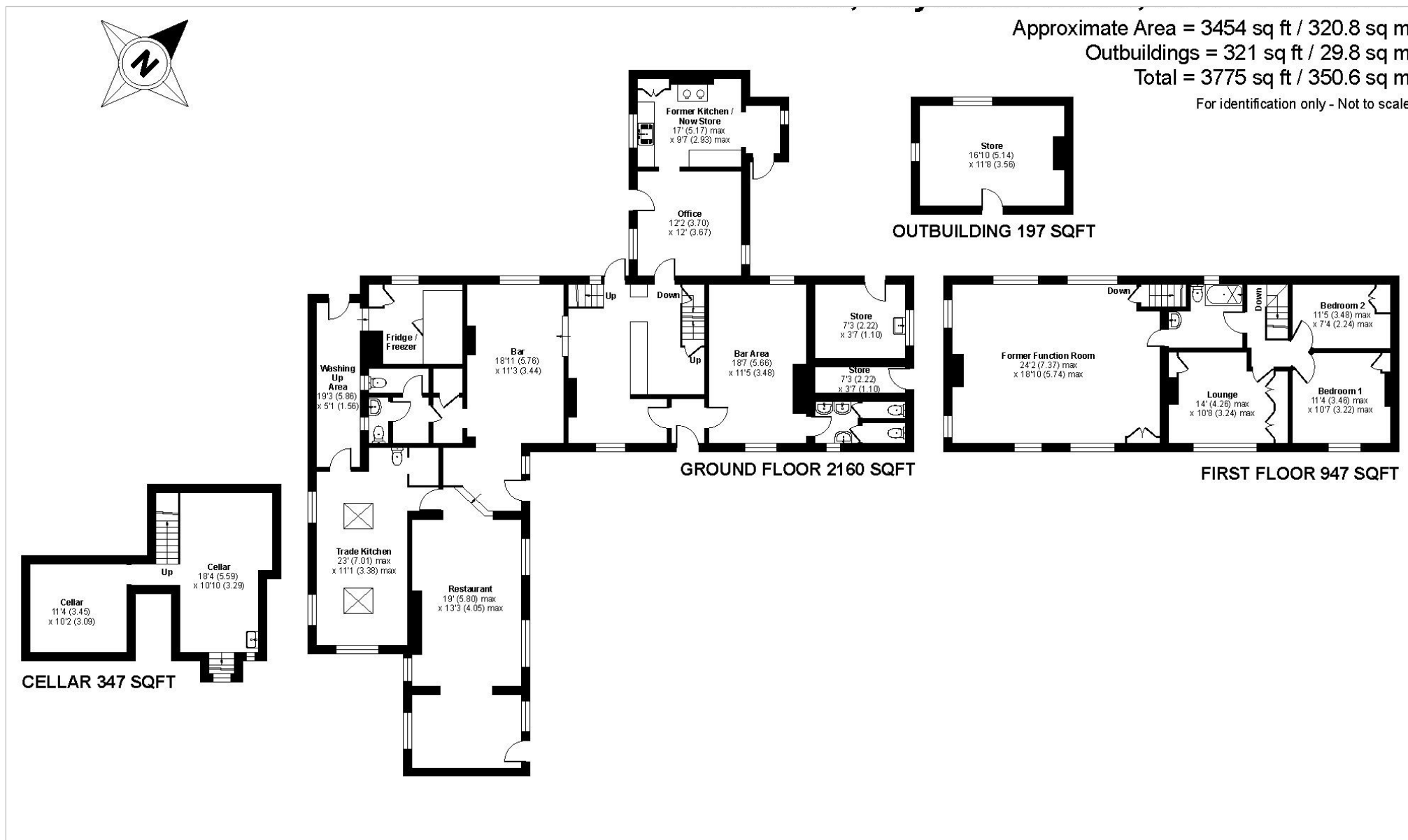
School Lane, Danehill, Haywards Heath RH17 7JF

Tenure - Freehold

Guide Price - £695,000

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Leisure Property Specialists

Floorplan





Summary

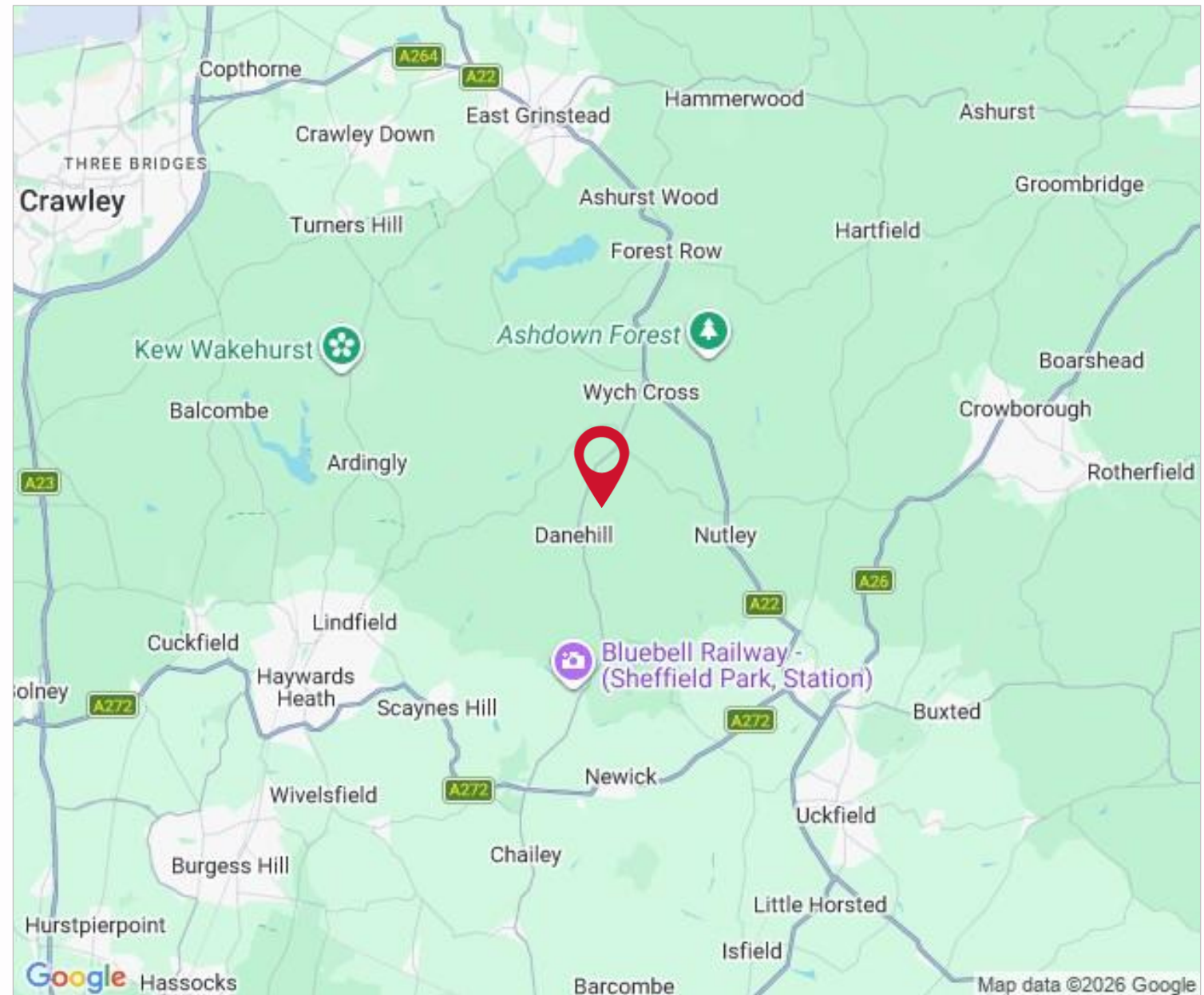
- Charming countryside pub/restaurant
- Tremendous potential
- Character bars and dining areas
- Separate restaurant and former function room
- Mature gardens, patio and car park
- <https://www.coachandhorses.co/>

Location

The Coach and Horses is in a rural location close to Ashdown Forest and close to the major towns of East Grinstead and Haywards Heath and also close to a number of villages to include Horstead Keynes, Wych Cross and Nutley which is on the main London to Eastbourne Road (A22). Also nearby are a number of attractions to include Bluebell Railway, Wakehurst (National Trust) and The South of England Showground.

Description

An historic and character two storey detached stone built property under a pitched slate roof with extensions, outbuildings and extensive gardens



Accommodation

Ground Floor

Restaurant (26) – in single storey extension with good access

Bar /dining (16) - beamed and stripped timber floor and log burner

Public bar (10) – part timber panelled walls

Bar Servery – centrally positioned with timber panelled front

Ladies and Gents WC's

Office and store (old kitchen)

Kitchens – comprehensive range of stainless-steel catering equipment

Washing Up area

Walk in fridge

First floor

Domestic accommodation to include

Single Bedroom

Double Bedroom

Lounge

Bathroom

Former Function Room – access from bar and well lit with painted timber panelled walls

Basement

Cellar – mechanically cooled

Store – with timber shelving

External

Gardens (100) – mature and extensive area with solid picnic tables

Play area – log climbing frames

Log store

Caravan – used for staff

Patio (30) – to the rear of the pub with range style fencing

Car park - Space for 20 cars









Trade

We have been provided with accounts which show sales of approximately £525,000 pa (Net of Vat) but the pub is closed Sunday evening, Monday and Tuesday.

Tenure

Freehold.

Business Rates

The property is in an area administered by Wealden District Council.

Rateable Value £37,000 (2023) & £31,000 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

Premises Licence

A premises licence prevails, the main licensable activities being:-

- Sale of Alcohol

Monday to Saturday:	10.00am to 11.30pm
Sunday	12noon to 10.30pm

Planning

The property is Grade II listed. The property is not situated within a conservation area but is situated within the High Weald Area of Outstanding Natural Beauty.

Services

All mains are connected with the exception of gas which is from LPG tanks.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). 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.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Further Information & Viewing

For further information and to arrange a viewing, please contact Nick Earee on 07836 541 790. A discreet customer visit is recommended in the first instance.





For further information please log onto **fleurets.com** or give Nick a call.



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