

HARE & HOUNDS

DOWNEND ROAD, NEWPORT, ISLE OF WIGHT PO30 2NU

ROADSIDE DESTINATION PUBLIC HOUSE

The Hare & Hounds

savills



HIGHLIGHTS INCLUDE:

- Detached roadside freehold public house on the Isle of Wight
- Two separate ground floor trading areas (144 seats)
- Private living accommodation in purpose built property
- Beer garden (128) and car park (35 spaces)
- Attractive rural setting adjacent to Robin Hill Adventure Park
- Site extends to approximately 1.6 acres with an approximate overall GIA 8,137 sqft
- Offers in the region of £825,000 plus VAT (vacant possession on completion)

LOCATION

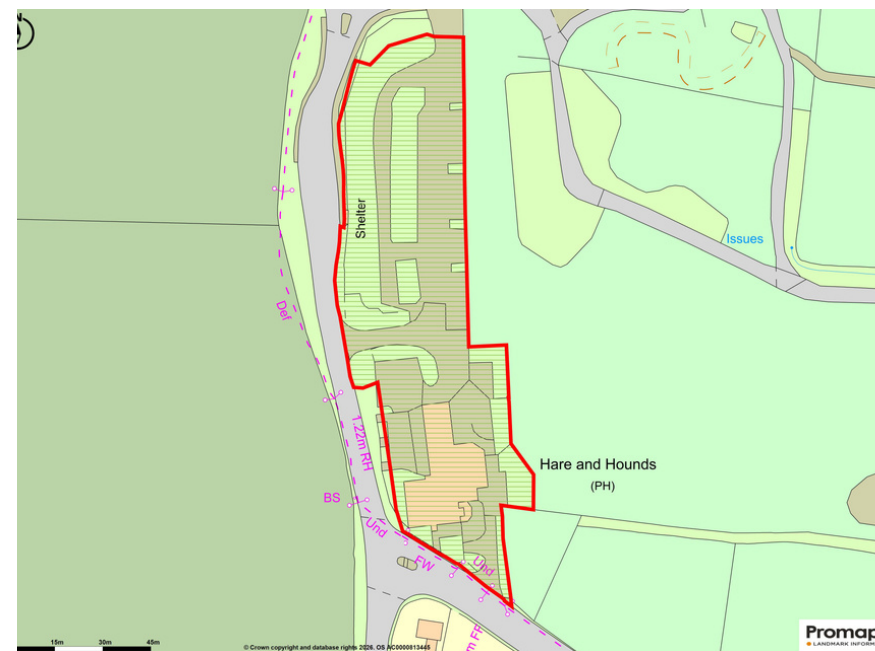
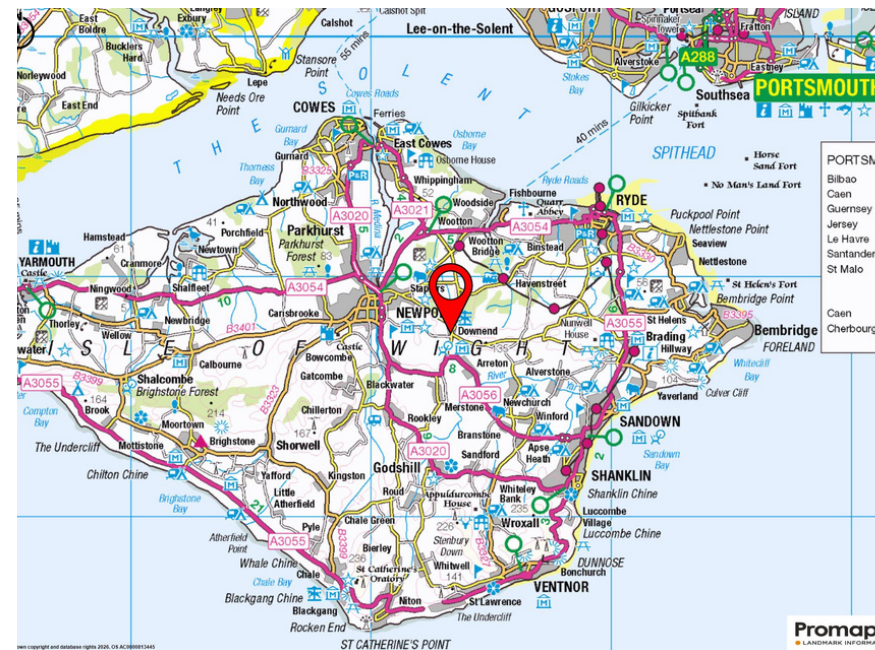
The property is located 1.6 miles north of the village of Arreton on the Isle of Wight, 3.3 miles east of the main county town of Newport and 6.3 miles south west of the coastal town of Ryde.

The property occupies a prominent roadside location at the Downend Road and Downs Road junction just north of the A3056 which provides main road links traversing the Island. The property is located adjacent to the entrance of the Island's well known Robin Hill Adventure Park which extends to around 88 acres and provides a wide variety of adventure and leisure activities. All distances are approximate. The property is within the administration of Isle of Wight Council.

DESCRIPTION

The detached property comprises a collection of buildings of different age and design; situated to the south is a character two storey building of brick and stone rubble construction with part exposed and rendered and painted elevations under a thatch roof. The the north is a connected single storey extension under a pitched tile roof and east is more recent two storey brick building under a pitched tile roof. Infilling the buildings is a single storey flat roof section.

Externally there is car parking for approximately 35 vehicles, a beer garden and and additional private grounds. Overall the site extends to approximately 1.6 acres. We have calculated the approximate property Gross Internal Areas to be 6,555 sqft on the ground floor and 1,582 on all first floors.



ACCOMMODATION

- Ground Floor** The main entrance leads to a bar servery which provides approximately 60 covers in a farmhouse style area. Within the thatched roof section is a restaurant with a further 84 covers. Ancillary areas include a large catering kitchen arranged over two floors. Ladies, gents and accessible WCs are provided in addition to an office and glass wash section.
- Basement** Cold room and storage.
- External** Located to either side the main public house property are a beer garden and terrace providing approximately 128 customer seats. Located to the north is a gravel car park for 35 cars.
- Living** 3-bedroom self-contained staff accommodation is provided in a separate two storey red brick built building under a pitched tile roof.

TENURE

The property is held freehold on one title (IW37228).

PREMISES LICENCE

The property has been granted a Premises Licence (25/01034/LAPVDP) in accordance with the Licensing Act 2003 permitting sale of alcohol Sunday to Thursday 11.00 - 23.00 and Friday to Saturday 11.00 - 00.00.

PLANNING

The property is Grade II listed and located in an Area of Outstanding Natural Beauty.



Internal image 2024 prior to closure



Internal image 2024 prior to closure

EPC

Energy Performance Certificate B-45.

RATEABLE VALUE

The property is entered on the 2026 Rateable Value list at £41,500. This is not the rates payable. Please contact the VOA on all rating matters.

SERVICES

We are verbally advised that all mains services are connected to the property with the exception of drainage and foul water.

TERMS

Offers are invited in the region of £825,000 plus VAT, for the benefit of our clients freehold interest.

VAT

VAT will be applicable at the prevailing rate.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.



LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to the business.

CONTACT

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IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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