



Walnut Tree Inn

Freehold

Offers in the Region of **£350,000** (plus VAT)

Walnut Tree Inn, Westpark, Appleshaw, Andover, SP11 9BN

AT A GLANCE

- Charming & traditional village pub
- Open plan trading area
- Large beer garden to the rear
- Customer car park
- Registered as an Asset of Community Value
- Well fitted commercial kitchen
- 3 bedroom private accommodation
- Outside kitchen
- Available with vacant possession
- [TAKE A VIRTUAL TOUR OF THE PROPERTY](#)

Viewing And Further Information

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PROPERTY

The Walnut Tree is a charming, thatched roof property which effortlessly blends with the village's aesthetic. The main entrance is through the front door, leading you to a centrally positioned bar and a quirky, open-plan trading area. This layout ensures ease of operation with minimal staffing requirements. The pub benefits from a compact, but well presented catering kitchen, offering the potential to introduce food.

Private accommodation is located on the 1st floor to include 3 bedrooms, kitchen, bathroom and office.

To the rear of the pub is a large beer garden. This area is perfect for creating the best pub garden in the area, with an area that can be utilised as an outside kitchen and plenty of space for seating and benches. This will make the area ideal for hosting family fun days and festivals in warmer months.

At the side of the pub is a currently unused hard standing area that could easily be transformed into an inside/outside area conducive for year-round use.

PLANNING

The property is Grade II listed (listing number: 1229306) and is located within a Conservation Area.

Those seeking alternative use are requested to make their own enquiries with the local authority. Test Valley Borough Council [Test Valley Borough Council website](#)

Please be advised that the property has been registered as an [Asset of Community Value](#) (ACV) until 19/10/30. Therefore the property cannot be converted into any form of residential accommodation during this time. The local group reserve the right to trigger the ACV moratorium period at any point in order to purchase the property.

MEASUREMENTS

Total site area c 1,080 m² (0.267 acres). Total floor area 279 m² (3,008 ft²).

*All measurements are approximate and taken from digital mapping systems.

FIXTURES & FITTINGS

No inventory will be supplied or warranted. The purchase price excludes fixtures & fittings, although the purchaser will inherit any remaining items owned by the Vendor at the property on the day of completion.



THE BUSINESS

The business is currently held on a private lease and our client has no access to any trading information. Interested parties are requested to make their own enquiries with regards formulating a profit and loss under their ownership. The property will be made available with vacant possession once a sale completes.

RATES & CHARGES

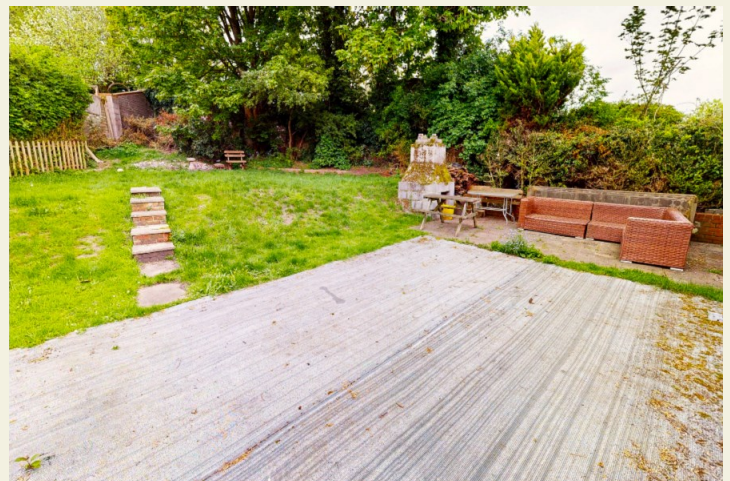
The rateable value as of 1st April 2026 is £3,000.

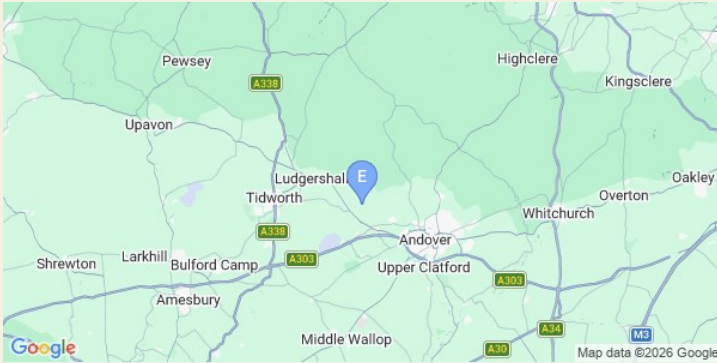
Nil Rates may be payable based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

TENURE

Freehold - with benefit of vacant possession looking for unconditional offers in the region of £350,000 plus VAT. The property is being 'sold as seen' and all parties are asked to carry out their own due diligence before submitting an offer. Offers that are 'subject to planning' will not be considered.

Viewings arranged through sole agents - Everard Cole.





LOCATION

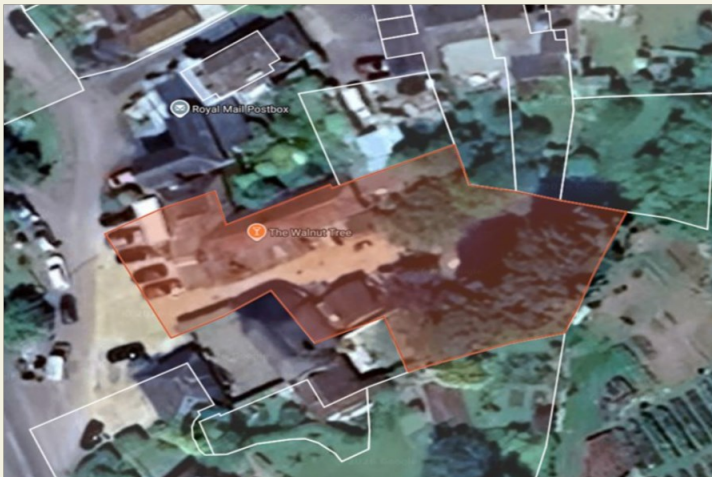
The Walnut Tree is set in a beautiful location in the charming village and civil parish of Appleshaw. Situated in northwest Hampshire, it is just north of Andover and right on the Wiltshire border.

This is a unique and welcoming community pub with no direct competition nearby. It is the central gathering place for locals, offering a warm atmosphere and serving as a hub for the community.

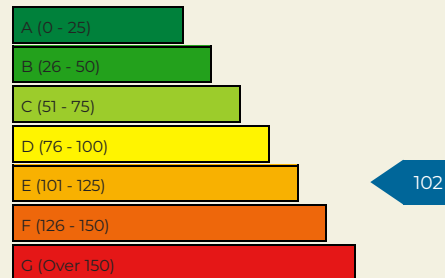
The pub is popular with a mix of families, retirees, and young professionals, all of whom value its convenient location.

With excellent transport links and easy access to the M3 Motorway and with public transport connecting to majority of cities in the South, it remains highly accessible for both locals and visitors.

Pubs rarely become available in this area.



EPC



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