

THREE COMPASSES

DUNSFOLD ROAD, ALFOLD, CRANLEIGH, SURREY, GU6 8HY

FREEHOLD PUBLIC HOUSE FOR SALE



HIGHLIGHTS INCLUDE:

- Freehold Public House For Sale
- Situated in the affluent hamlet of Alfold
- Close proximity to the Dunfold Aerodrome (Top Gear test track)
- Property arranged over two levels extending approximately 3,165 sq ft (294m)
- Site extending to 0.601 acres (0.243 hectares)
- Three bedroom accommodation
- Extensive trade garden to the rear
- Opportunity to convert to a variety of uses (STP)
- Guide price of £350,000 + VAT

LOCATION

Alfold is a rural village on the Surrey/West Sussex border, approximately 6 miles (9.5 km) south of Cranleigh and 10 miles (16 km) north of Horsham. The village benefits from access to a range of amenities in these nearby centres and is located approximately 40 miles (64 km) southwest of London.

The Three Compasses is located in a rural setting, adjacent to the Compasses mobile home park and Dunsfold Aerodrome. The property fronts Loxwood Road (B2133), which provides direct access to Cranleigh and Loxwood, with onward connections via the A281 to the wider road network.

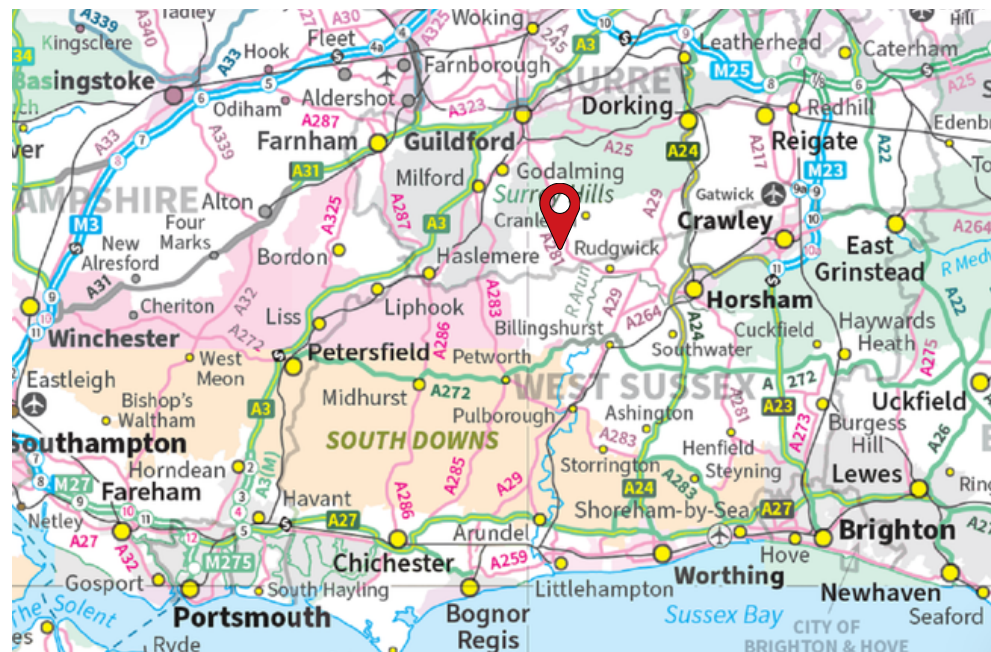
Public transport is available nearby, with local bus services and rail connections from Billingshurst railway station and Horsham railway station, offering services to London and the South East.

DESCRIPTION

The property is a two storey building arranged over the ground and first floor. The building features painted brick / rendered elevations beneath a pitched clay tiled roof with various extensions.

LINKS

[WHAT 3 WORDS](#)

[GOOGLE STREET VIEW](#)


ACCOMMODATION

Ground Floor The ground floor comprises of a mix of wooden and flagstone flooring with a central bar servery, with traditional features including low-lying ceilings, exposed wooden beams and two fireplaces. The internal trade area features a principle dining area to the front of the property, with a relaxed trading area to the rear. Ancillary areas include WC facilities, ample sized commercial kitchen, ground floor cellar and additional stores.

First Floor The first floor comprises of three bedrooms, bathroom, additional WC, lounge, office, kitchen.

Externally To the rear of the property is an extensive lawned trade garden, with capacity for 100 cover including a children's play area. Also, various outbuildings for additional storage. To the front of the property is a raised decking featuring two Jumbrellas. There is a unmarked tarmacadam car park to the front for 10 spaces.

TENURE

Freehold (SY376779)

PLANNING

The site falls under the sui generis pub use class. It is not listed, not located within a conservation area, and lies outside any designated flood risk zones.

BUSINESS RATES

2026- £16,500



VAT

VAT is applicable at the prevailing rate.

EPC

C-70

TERMS

We are instructed to invite offers in the region of £395,000 for the freehold interest with vacant possession.

FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion will be included.

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.



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VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | 05.05.2026

