



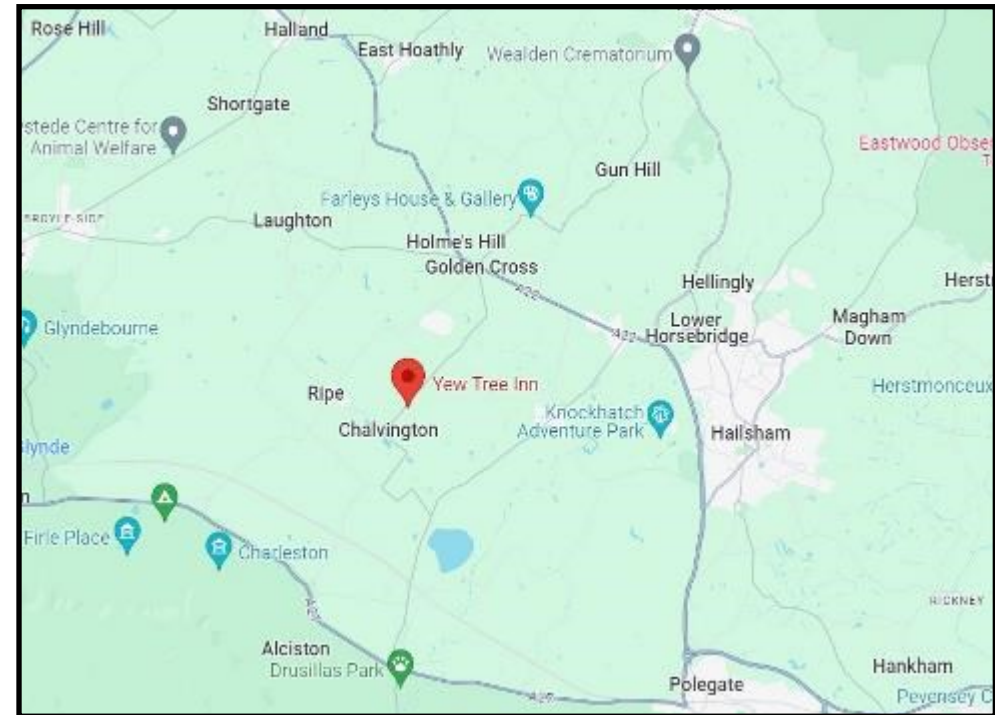
THE YEW TREE INN
CHALVINGTON ROAD
CHALVINGTON
EAST SUSSEX
BN27 3TB



- Substantial detached (unlisted) licenced pub
- Stunning rural location fronting a country lane
- Extensive carpark and beer garden
- Planning approval for three holiday lodges WD/2021/1576/F
- Space for additional lodges, subject to PP
- Restaurant and bar - 70 covers
- Events Marquee (available by separate negotiation) Granted under ref: WD/2013/1164/FR
- Cosy bar with timbered ceiling and inglenook fireplace
- 2 Bedroom self-contained living accommodation

INTRODUCING THE YEW TREE INN This thriving village pub is well known locally and attracts visitors from far and wide due to its lovely setting within the downland village of Chalvington, close to the South Downs, Lewes and Brighton. Fronting a country lane, the property is believed to date back to 1642 and has been a coaching inn since 1860. Available on the market for the first time in 50 years, the extensive grounds extend to approximately 7 acres (tbv) including a substantial carpark, level gardens and a cricket pitch, once home to the Sussex county team and believed to be one of the oldest grounds dating back to 1762. Set around an established pond, planning approval has been granted to construct three detached holiday lodges and it is considered the site may offer further potential having had a licence for 6 static caravans until 1987. The pub attracts local residents from nearby villages but a wider audience come for the campsite, live music and weddings. The cosy bar enjoys an inglenook fireplace and exposed timbers with conservatory extension and covered outside seating. To fulfil demand planning approval has been granted for a temporary marquee which caters for various events with a separate outdoor kitchen. The gardens enjoy views over the cricket pitch with additional level grounds providing space for numerous events and camping.

LOCATION: The Yew Tree Inn is situated within a small and idyllic Sussex village with its picturesque church, Chalvington is about 12 miles from the coast at Eastbourne and 10 miles from the county town of Lewes. The Yew Tree fronts a country lane and is easily accessible for amenities and mainline rail connections, The South Downs National park provides a wonderful backdrop. There are rail services at Berwick station to London and Gatwick, a world class opera house at Glynebourne and channel ferries are available from Newhaven.



Main Bar: 34'6 x 20'3 with brick paved floor and exposed timbers arranged around a central bar area with inglenook fireplace

Restaurant/Conservatory: 13' x 11'10 and 21' x 15'7 with tiled flooring. The conservatory is built of double glazed UPVC construction with double doors opening out onto the patio and garden.

Cellar: 15'7 x 8' With access to outside, Butler sink.

WCs: Male and Female with fitted Barbican sinks.

Kitchen Area: 13'9 x 13'4 fully equipped with doors to outside.

Preparation and Kitchen Pass: 17'1 x 6'3

Wash Room: 9' x 7'8 with stainless steel sink unit, working surface

Managers Accommodation

Kitchen/Living Room: 20'3 x 16'4 with windows to front, laminate flooring throughout and fitted with a range of base mounted cabinets providing cupboards and drawers with fitted oven, dishwasher, washing machine and fridge. There is a good area of working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer and a four ring hob with extractor fan above.

Bedroom: 14'2 x 12'5 with two sash windows to front

Bedroom: 15'4 x 13' with window to rear

Shower Room: with window to side, tiled floor and walls with a large shower enclosure, pedestal wash hand basin, low level WC.

Office: 9'7 x 8'8 with window to rear, fitted shelving.

Outside: To the rear of the bar is access to a **Covered Outside Seating Area:** 27'9 x 13'5 with creeping grapevine and wood burning stove.

At the rear of the pub a patio extends to over 500m2 and opens to

Beer Garden: Laid to level lawn with a central pathway to the carpark, being hedge enclosed with a childrens play area and approximately 43 tables and chairs, part of which wrap around the marquee and look out onto the cricket pitch.

External Kitchen: 12'6 x 12' with sink unit, preparation area.



Marquee: 78' x 38', 38' x 10' and 29' x 29' with hard flooring. 21' bar with views of the cricket pitch and providing space for at least 25 tables and chairs.

External 'His' and 'Hers' Toilet Block

Cold Store: 19'7 x 13'5

Carpark: Parking extends along the road frontage with a substantial gravel carpark giving access into the grounds which incorporate a feature pond around where planning permission exists for three lodges, the campsite and cricket pitch

Brick Built Pavillion: approximately 26' x 14'.

External Pizza Kitchen: 13'5 x 9' complete with wash hand basin, slate bar, open fronted with tiled floor.

TENURE AND PRICE

The business is primarily owner run with approximately 25 full and part-time staff.

Guide Price: £1,500,000, subject to contract, for the benefit of the freehold interest. VAT to be confirmed.

Services: We understand that mains electricity and water are connected. The heating is via oil central heating and the drainage is a private system. We are advised this will be renewed.

Business Rates: The 2023 rateable value is £23,750 (this is not the rates payable) Please check the standard multiplier.

Planning: The property is not listed but is located in an Area of Outstanding Natural Beauty.

We understand the planning use is Sui Generis Public House and various planning applications have been granted and implemented. Most recently for the construction of three detached holiday lodges (Ref: WD/2021/1576/F)

Fixtures and Fittings: We are advised that all fixtures and fittings are in the ownership of the vendors and will be included within the sale. The marquee is available by separate negotiation.

Disclaimer: In accordance with the Estate Agents Act 1979 and other legislation we declare that an employee of Campbells Estate Agents is a relative of the seller of this property.



Ground Floor

Approx. 184.2 sq. metres (1982.6 sq. feet)



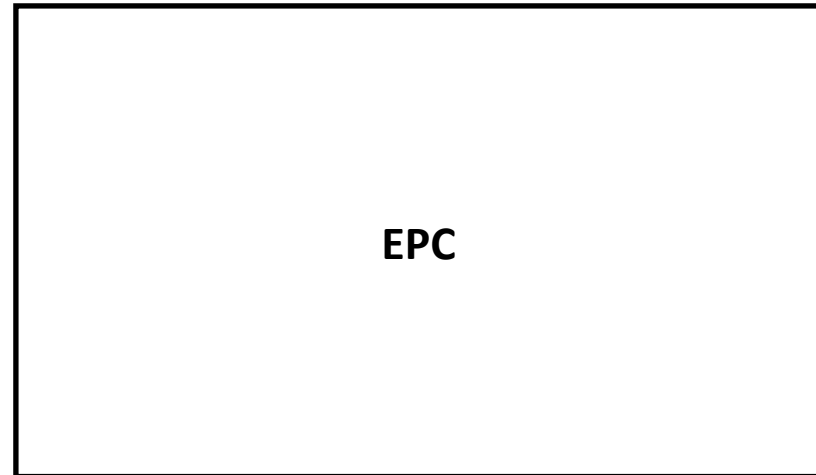
First Floor

Approx. 107.2 sq. metres (1153.6 sq. feet)



Total area: approx. 291.4 sq. metres (3136.2 sq. feet)

For illustration purposes only - not to scale





Viewings strictly by appointment via sole agents

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