

**DEVELOPMENT LAND & KINGS HEAD PUB
CHURCH STREET, RUDGWICK, HORSHAM RH12 3EB**

**DEVELOPMENT LAND & VACANT PUBLIC HOUSE
IN WEST SUSSEX AVAILABLE FOR SALE**



DEVELOPMENT LAND & KINGS HEAD, CHURCH STREET, RUDGWICK, HORSHAM RH12 3EB

HIGHLIGHTS INCLUDE:

- Development land for sale with vacant pub held on a 1000 year lease at a peppercorn rent
- Positive pre-app undertaken for 9 residential dwellings on land adjoining the pub and excluding the existing car park
- Grade II Listed pub with large car park for c50 vehicles
- Pub arranged over basement, ground and first floors extending to 2,824 Sq Ft (262 Sq M)
- Total site extends to 2.18 acres
- Pub available to let on a new free of tie lease
- **Guide price of £750,000 for the development land and vacant pub**
- **Guide rent of £35,000 per annum for a new lease of the pub and car park in isolation**

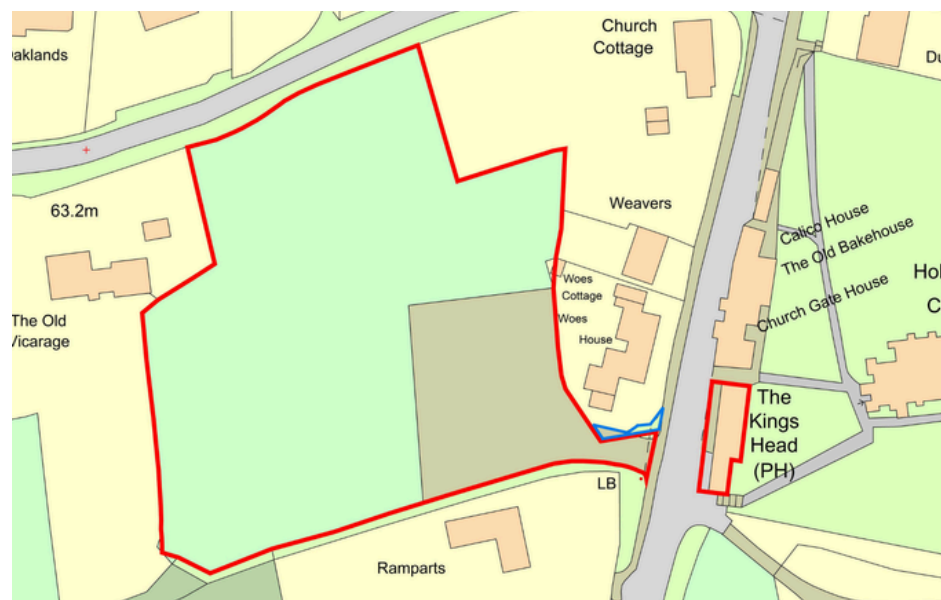
LOCATION

Rudgwick is a village within West Sussex located approximately 8.4 miles (13.4 kilometres) west of Horsham, 14.8 miles (23.7 kilometres) south east of Guildford and 15.2 miles (24.3 kilometres) west of Crawley.

DESCRIPTION

The development land is located opposite the Kings Head pub which comprises a detached two storey building, above basement, with part wooden, brick and tiled elevations beneath a pitched and hipped tiled roof. The property is arranged over ground, basement and first floor levels.

Externally there is trade garden to the front of the property which overlooks Church Street with seating for 40 covers. In addition, the property sits on a large plot extending to 2.179 acres in which there is a large car park opposite the property for approximately 50 vehicles.





**Illustrative Aerial View of Proposed Development*



**Illustrative Site Layout*

PLANNING

The site benefits from a positive pre-planning application for nine new dwellings together with private and communal amenity space, waste storage and associated landscaping for the land located to the west of the site, which was submitted in January 2020. The proposed development land excludes the existing pub and car park having become vacant recently, therefore there is scope to deliver a larger scheme. Further planning information is available upon request.

The Kings Head pub is Grade II Listed and situated within Rudgwick Conservation Area.

PROPOSED DEVELOPMENT

An indicative layout of the proposed nine dwelling development is provided below along with an approximate schedule of areas:

Description	Quantity	Estimated Sq Ft Per Dwelling	Estimated Sq M Per Dwelling
1B2P Semi-Detached	2	744	69
2B4P Detached	3	1,157	107
3B6P Detached	3	1,803	168
4B8P Detached	1	2,252	209





LINKS

[GOOGLE STREET VIEW](#)



[VIRTUAL TOUR](#)



PUB ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a single corner bar servery and seating on loose tables and chairs for approximately 50 customers. Ancillary areas comprise the ladies and gentlemen's WC's.

Basement: The basement is accessed via an internal stairs and comprises the trade kitchen, stores and beer cellar.

First Floor: The first floor comprises the private living accommodation with three rooms and a bathroom.

Externally: Externally there is an enclosed beer garden to the front that overlooks Church Street (B2128) with seating for approximately 40 customers.

TENURE

The development land and pub are held on a 1000 year lease at a peppercorn rent (Title Number WSX257821) as outlined in red on the above promap. Please note that our client also owns the freehold of the land outlined in blue on the above promap (Title Number WSX257823).

RATEABLE VALUE

Pub 2023 Rateable Value - £4,750.

EPC

Pub: C - 73

LICENSING

The pub has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

- Monday to Saturday: 10:00 - 23:00
- Sunday: 12:00 - 22:30

FIXTURES & FITTINGS

The pub fixtures and fittings can be included by way of separate negotiation.

TERMS

Guide price of £750,000 for our client's long leasehold interest in the development land and adjoining pub with vacant possession. Alternatively, the pub is available by way of a new free of tie lease at a guide rent of £35,000 per annum on terms to be agreed.

VAT

VAT will be applicable.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers and tenants. Prospective purchasers and tenants will need to provide proof of identity and residence.

PHOTOGRAPHY

Please note the pub photography was taken while the business was open and trading however, it has since closed.

Kings Head, Church Street, Horsham, West Sussex

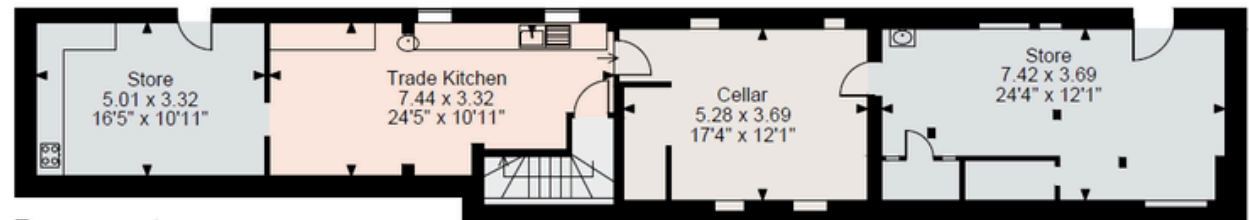
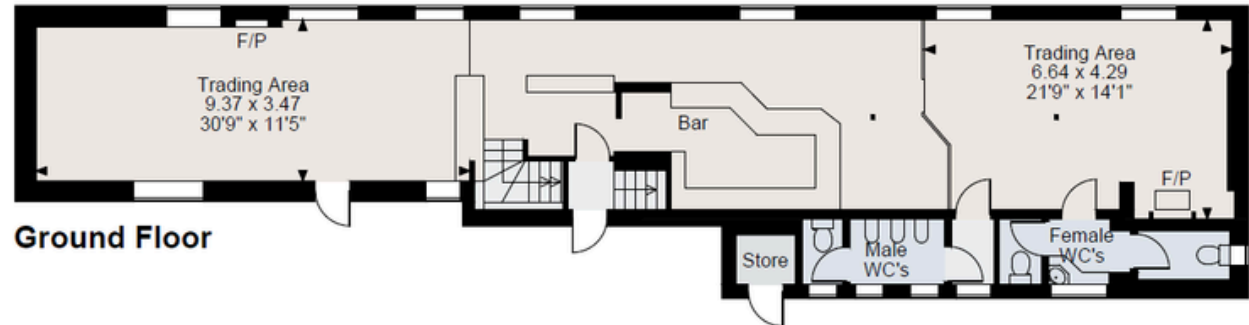
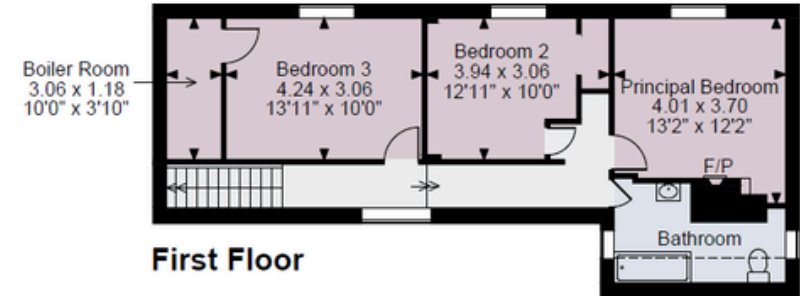
Basement gross internal area = 987 sq ft / 92 sq m

Ground Floor gross internal area = 1,200 sq ft / 112 sq m

First Floor gross internal area = 622 sq ft / 58 sq m

Store gross internal area = 15 sq ft / 1 sq m

Total gross internal area = 2,824 sq ft / 262 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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VIEWINGS

All viewings must be made by prior appointment as the pub is now closed.

For further information and all viewing requests please contact the sole selling agents Savills.

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