



# A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS  
Established 1890

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**WELL PRESENTED VILLAGE FREEHOUSE WITH LETTING ROOMS  
IN IDYLIC SEMI-RURAL LOCATION YET ONLY MINUTES FROM THE A20, M20 & M25  
FIRST TIME ON THE MARKET FOR 15 YEARS - DUE TO RETIREMENT**



**THE BLACK HORSE  
TUMBLEFIELD ROAD, STANSTED,  
NR SEVENOAKS, KENT, TN15 7PR**



**OFFERS INVITED IN THE REGION OF £645,000 FREEHOLD (+ SAV)  
To include trade fixtures & fittings and goodwill of the business as a going concern.**

**SOLE SELLING RIGHTS**

**THE BLACK HORSE**  
**TUMBLEFIELD ROAD, STANSTED, NR SEVENOAKS, KENT, TN15 7PR**

**LOCATION**

Situated on high ground, on the North Downs in very pleasant countryside and in a rural aspect in both a Conservation Area and an Area of Outstanding Natural Beauty. The village itself is virtually equidistant from the A20 Bexley/Wrotham road and the A227 Gravesend/ Wrotham road. **Brands Hatch** motor racing circuit is approx. 4 miles to the north.

**DESCRIPTION**

A detached village public house, with private and letting accommodation, set in its own extensive gardens of 1.66 acres. Built around 1890, with pebble dashed and colour washed front elevations under a pitched slate roof, with later single storey flat roof additions.

**TENURE**

FREEHOLD & FREE OF ALL TRADE TIES.

**TRADE**

Trade is presently wet sales, lunchtime food and well established bed & breakfast accommodation (3 en suite). There is scope to develop evening meal trade. Turnover for the year ended 30 September 2009 was £225,992 (Excl. VAT). Further details will be provided to genuinely interested parties following a formal viewing of the property.

**LICENSING**

The Premises Licence permits the sale of alcohol from 10:00 to 23:00 Monday to Saturday; 12:00 to 22:30 Sunday.

**SERVICES**

Mains drainage, water and electricity are connected to the property. Oil fired central heating is installed. Cooking is by bottled Calor gas.

**RATES**

Tonbridge & Malling Borough Council informs us that the property is assessed to a Rateable Value of £12,700. The Uniform Business Rate for 2011/12 is at 42.6p in the £.

**INVENTORY**

A W Gore & Co will prepare an inventory of the trade fixtures & fittings to be included in the sale for annexation to the sales contract.

**STOCK & GLASSWARE**

This will be payable in addition, at valuation, on the day of the change and will include all wet and dry stocks, empties, containers, fuel and trade glassware.

**VIEWING**

Please view discreetly, as a customer in the first instance. Further viewing by appointment only through sole agents A W Gore & Co, Northiam Office. (Tel: 01797 253333).

**FIRST FLOOR**

**LETTING ACCOMMODATION**

LANDING AREA with STAIRCASE to ground floor from Saloon Bar; LETTING BEDROOM (1) twin with EN SUITE BATHROOM with bath, pedestal hand basin and low level wc; LETTING BEDROOM (2) family with EN SUITE SHOWER ROOM with shower cubicle, wash hand basin and low level wc; LETTING BEDROOM (3) double with wash hand basin and EN SUITE SHOWER ROOM with shower cubicle and low level wc. All bedrooms are well furnished and appointed.

**PRIVATE ACCOMMODATION**

TWO DOUBLE BEDROOMS both with old register stoves; LIVING ROOM with old register stove and integral KITCHENETTE with sink unit and fitted cupboards; SEPARATE SHOWER ROOM with shower cubicle, wash hand basin and wc.

**GROUND FLOOR**

FRONT ENTRANCE LOBBY; L-shaped carpeted SALOON BAR; GENTS WC with 2 wall mounted urinals, wash hand basin and cubicle with low level wc; LADIES WC with LOBBY wash hand basin and 2 compartments with low level wc's; DINING ROOM (off bar) with covers for a comfortable 26 and large fireplace; Central L-shaped SERVERY for bar and dining rooms with modern counters and back-fittings, stainless steel wash-up, Altro safety flooring, 4-pull beer engine, staff wash hand basin and LOBBY to SIDE ENTRANCE; Supplementary DINING ROOM (off bar) with covers for 12, original iron range and French doors to side Patio; Lean-to LAUNDRY & FREEZER ROOM off; SIDE ENTRANCE LOBBY with BOILER ROOM containing oil fired boiler for central heating and hot water; CATERING KITCHEN well equipped with stainless steel surfaces, stainless steel fume canopy, staff wash hand basin, commercial wash-up, part stainless steel wall cladding and Altro safety flooring; WASH-UP AREA adjoining with double drainer single bowl wash-up.

**BASEMENT**

Steep wood STAIRCASE from Servery to RECEPTION CELLAR with butler's sink and sump pump; DRAUGHT BEER CELLAR adjoining with mechanically operated cellar cooling unit.

**EXTERNALLY**

Rear paved PATIO AREA leading to a stunning large grassed TRADE GARDEN with potential to introduce outdoor/marquee events; PRIVATE SERVICE YARD off Kitchen; Brick built STORE SHED under a tiled roof; SMOKERS' SHELTER with adjoining brick SINGLE GARAGE under a tiled roof with adjoining lean-to timber framed GARAGE; Front tarmac PARKING & PATIO AREA leading to a large CAR PARK to hold approximately 30 cars.

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NOTE – Messrs A W Gore & Co Ltd as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co Ltd. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.

**Members of the Association of Valuers of Licensed Property**