

THE JOLLY FARMER

BINSTED ROAD, BLACKNEST, ALTON, HAMPSHIRE, GU34 4QD

SUBSTANTIAL PUBLIC HOUSE WITH EXTERNAL AREAS & LIVING ACCOMMODATION

FREEHOLD AVAILABLE

FREEHOLD GUIDE PRICE OIRO £895,000

THE
JOLLY FARMER



HIGHLIGHTS INCLUDE:

- Substantial detached freehold licensed property
- Prominent crossroad location in rural village close to Alice Holt Forest
- Internal seating for approximately 85 customers plus function room (44)
- Benefits from three-bedroom living accommodation
- External areas include car-park (60) and trade garden
- Freehold guide price OIRO £895,000

LOCATION

The Jolly Farmer is located in the village parish of Blacknest in East Hampshire, approximately 5.4 miles north-east of Alton and 5.0 miles south-west of the market town of Farnham (combined 2021 estimated population of 60,000). Guildford is 15 miles to the north-east. The property is located at the junction of Blacknest Road, Frith End Road and River Hill approximately 1.7 miles directly south of the Bentley village junction of the arterial A31 (which links the M3 and M25).

The immediate area is mainly rural with residential properties. Attractions and amenities in the area include Alice Holt Forest and activity centre (1.3 miles east) and Blacknest Golf & Country Club (0.7 miles south). The area is administered by East Hampshire District Council.

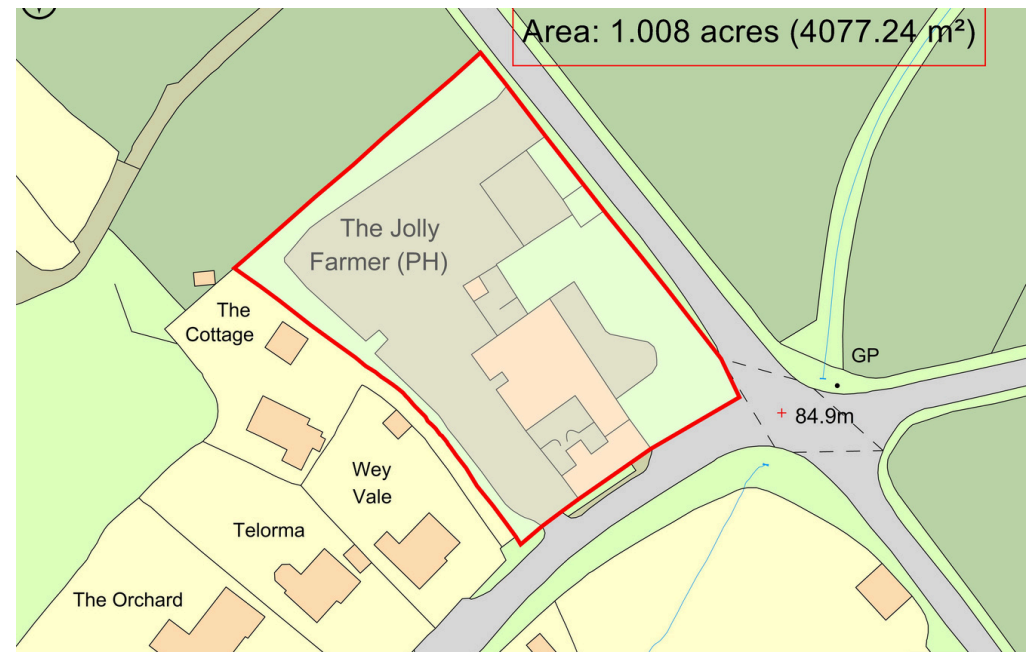
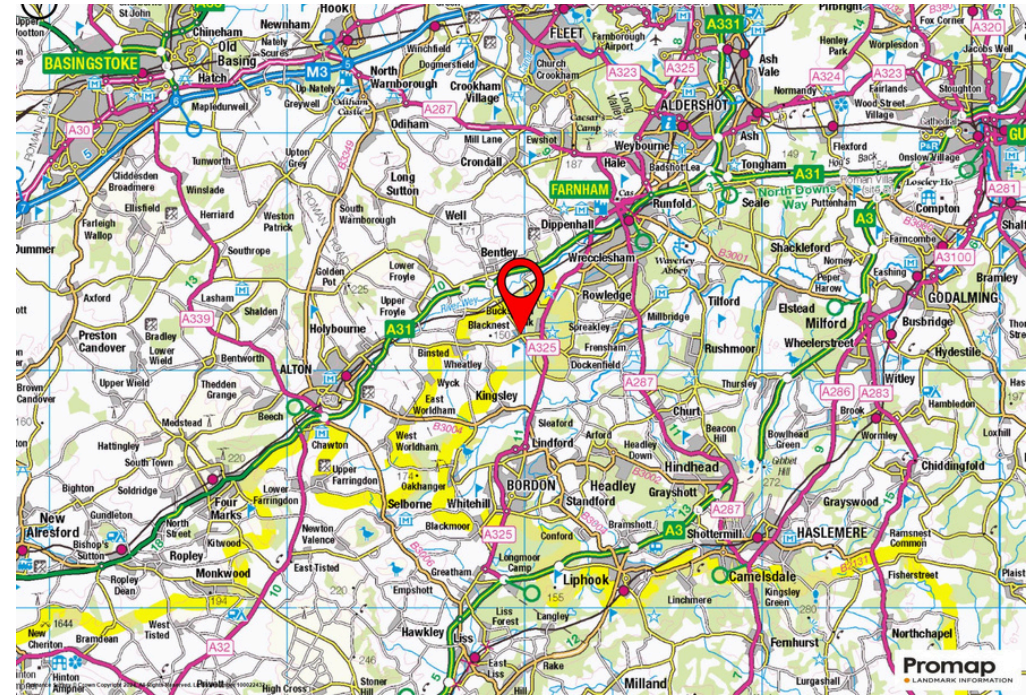
DESCRIPTION

The Jolly Farmer is a substantial detached two storey public house of brick construction under a multi-pitched tile roof with several single storey pitched roof extensions the side and rear. The property benefits from private car parking and external customer areas and sits within a plot of approximately 1.08 acres (0.4 hectares).

Trade Accommodation

Internally, the open plan customer trading areas are located at ground floor level and are accessible from the front and rear. The customer areas are of a traditional style with a bar servery to the centre.

The property benefits from two distinct trade areas centred around the main bar (44) and rear restaurant (41). To the side of the property is a self-contained function room with servery which also accommodated a skittle alley (44).



Ancillary areas include customer WCs, trade kitchen and wash-up area, storage and manager's office. Ground floor cold storage is also provided.

Living Accommodation

The property benefits from spacious living accommodation located on the entire first floor with self-contained access. The areas comprise three double bedrooms, reception, kitchen and a bathroom.

The approximate Gross Internal Areas are as follows.

FLOOR	FT ²	M ²
Ground	5995	415
First	1528	142
TOTAL	7523	557

External Areas

Located to the side and rear of the property is a tarmacadam car-park for approximately 60 vehicles (including 2 accessible spaces). There is a generous garden space to the front (east) and side (north-east) of the property which is mainly laid to lawn as well as a central terrace courtyard with total seating for approximately 158 customers. The garden includes a children's play area.

THE BUSINESS

The public house historically traded as a corporate managed business operation. No financial information will be provided or warranted.

TENURE & PRICE

Freehold – Guide price £895,000 for the benefit of the freehold interest.
Vacant possession upon completion. We understand that there will be no staff transferred.

VAT

We anticipate that VAT will be payable at the going rate.

SERVICES

We understand that mains electric, water and drainage are connected. Gas is provided via LPG.



BUSINESS RATES

The 2023 Rateable Value is £35,000 (this is not the rates payable). The 2023/2024 standard multiplier is £0.512. Please check voa.gov for details.

PLANNING

The property is not listed nor located in a conservation area. We understand the established planning use is Sui Generis (public house).

LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol (details to be confirmed).

FIXTURES & FITTINGS

Fixtures and fittings which are in the absolute ownership of the vendor and in situ on completion are included within the sale. Any branded or leased items and any items owned by third parties will be excluded.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-73.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers with a requirement to provide valid proof of identity and residence.

VIEWING

All viewings must be arranged strictly by appointment with the sole selling agents Savills. Please do not approach the business or staff direct.





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