

# THE GOLDEN POT

Eversley Centre, Hook, RG27 0NB



## Key Highlights

- Detached freehold public house with living accommodation located in sought after Hampshire village
- Existing building GIA approx. 4,230 FT2 set in 0.863 acres
- Planning permission for 8 x bed motel ground floor GIA approx 1,636 FT2 (excluding mezzanine)
- Strong underlying residential property values with further housing developments planned
- Benefits from tarmac car park/ external areas to three sides
- Available freehold (OIEO £1.0m) or Leasehold (Rent £48,000 pax)

SAVILLS SOUTHAMPTON  
Mountbatten House, 1 Grosvenor  
Square Southampton SO15 2BZ

**+44 (0) 23 8071 3900**

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## Location

Eversley is a village and civil parish in the Hart district of Hampshire, England. The village is located around 11 miles northeast of Basingstoke and around 2.5 miles west of Yateley. The property occupies a prominent roadside location on the Reading Road with the road being lined by residential properties with rural land surrounding. Located within the village is a cricket club, two other public houses and the Kingsley Hotel. The village has a population of 1,653 (2011 Census).

The parish is surrounded by woodland and includes a 13km walking loop and contains a number of hamlets; Eversley Village, Eversley Centre, Eversley Cross, Lower Common and Up Green. St Neot's Preparatory School is located 1.5 miles to the west.

## Description

A detached public house of brick construction with the original buildings being two joined cottages, under tile and slate roof coverings with single storey extensions to the rear.

## Accommodation

The public house property comprises a ground floor trading area with public bar and dining spaces, trade kitchen, customer WCs, entrance lobby and storage areas. Living accommodation is located on the upper floors and comprises two bedrooms, kitchen, reception, bathroom, utility and balcony patio.

## External Areas

The property benefits from a substantial hard standing area located to the front, side and rear which can be used for car parking or trade. Permission exists for the eastern car-park boundary to be extended over the adjacent watercourse to provide additional spaces. This would be of benefit particularly if implementing the 8 x bed motel development to the rear.

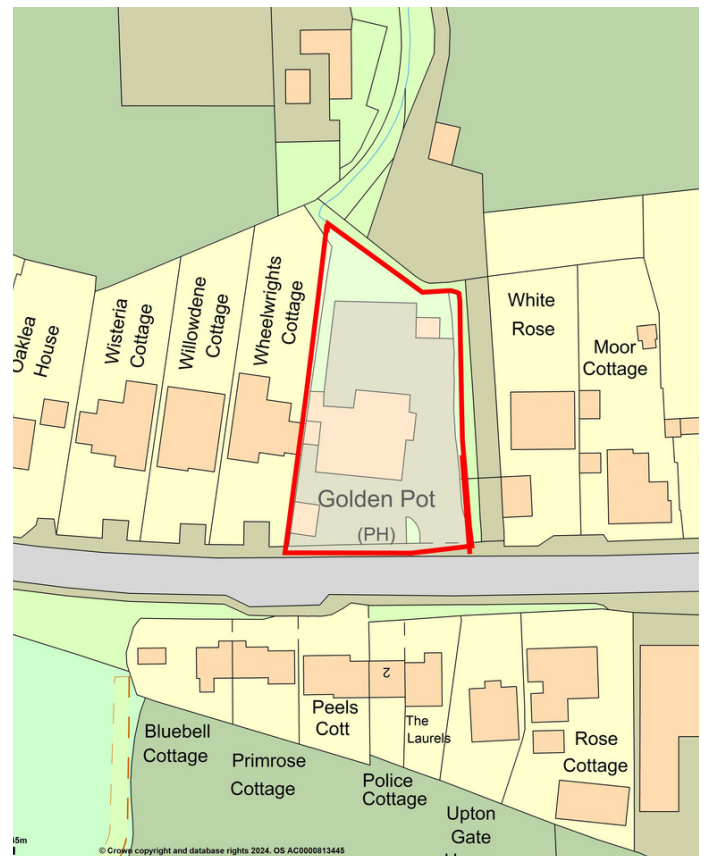
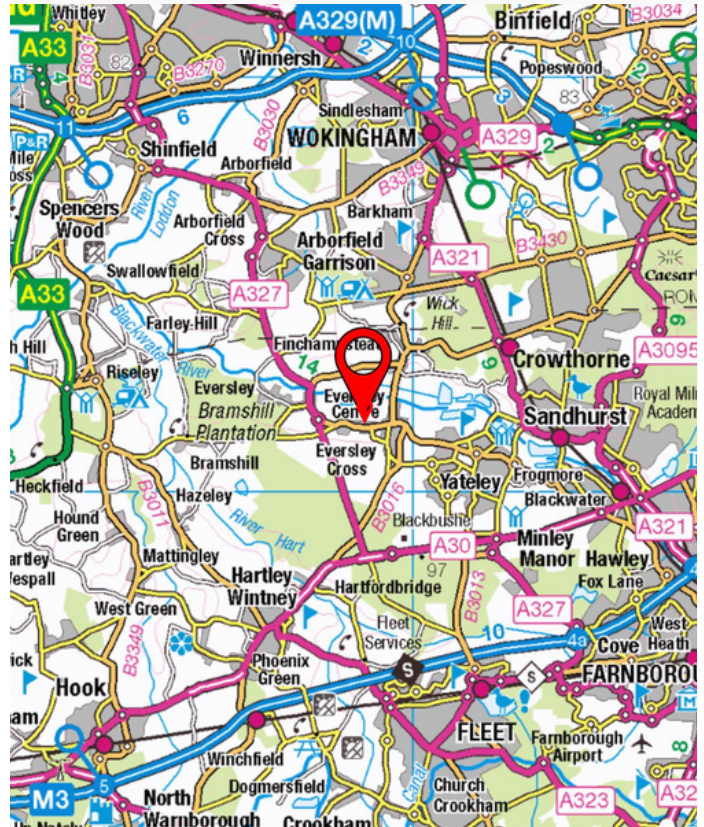
## Terms

Freehold or Leasehold.

Freehold: Offers in excess of £1.0m are guided for the benefit of the freehold property, title, fixtures and fittings and planning with vacant possession by negotiation.

Leasehold: Rental offers of £48,000 per annum exclusive of VAT are invited for the benefit of a new FRI lease with an ingoing cost of £30,000.

Terms to be agreed.



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## Conservation

We understand the property is not listed, in a Conservation Area, Green Belt, AONB or flood zone.

## Planning

We understand the current planning use will be Sui Generis (public house). The property benefits from the following Planning Permission granted by Hart District Council (which has been enacted).

Application no : 18/01957/FUL

New build single storey, 8 x bedroom motel accommodation, to rear of the Golden Pot Pub, with new build car-parking and associated external works (which includes additional parking over watercourse).



## Residential Market

According to property website Zoopla, the average sold price for a property in Eversley in the last 12 months (Feb 23-24) was £643,333.

Different property types in Eversley have different average sold prices over the last 12 months: Detached (£963,750) and Semi-detached (£478,333).



## Money Laundering

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

## Viewing

Please do not approach the operating business directly. All viewings must be arranged via the sole selling agents, Savills.



## Contact

**Chris Bickle**  
+44 (0) 7807 999 504  
CBickle@savills.com

**Francis Meredith**  
+44 (0) 77 3852 4728  
francis.meredith@savills.com

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Designed and Produced by Savills Marketing: 020 7499 8644 | February 2024

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