

THE SWAN INN INKPEN



Russell Marshall
Estate Agents

The Swan Inn

Craven Road, Inkpen, Hungerford, Berkshire, RG17 9DX

Guide Price £1,500,000

Approximately 3.3 Miles to Hungerford

Approximately 8 Miles to Newbury

Approximately 6.5 Miles to M4 J14

- Freehold
- Prime Residential Development Opportunity Subject to Obtaining Planning Permission
- Former Village Pub and Restaurant
- Site Approximately 1.30 Acres
- Circa 15,000 sq ft of Existing Building
- Highly Sought After Village
- Large Car Park For Up To 50 Cars

- Main Building Currently Includes
- Bar and Restaurant
- Ten En-Suite Bedrooms
- Three Bedroom Staff Accommodation
- Organic Farm Shop
- Butchery
- Breakfast Room
- Large Walk In Chiller and Freezer
- Conference Room
- Large Garden at the Rear



Situation

Inkpen is highly regarded for its stunning countryside which is excellent for walking and cycling. Further amenities and the Kennet & Avon Canal can be found locally at Kintbury or more extensive facilities in Hungerford and Newbury, all with train stations offering Services to London Paddington or the West Country. Inkpen has a village primary school (with pre-school) and there is an excellent selection of private schools in the area including Brockhurst & Marlston House, Horris Hill, Thorngrove, Cheam, St Gabriels, Downe House, Marlborough and Elstree. Junctions 14 and 13 of the M4 are about 9 and 10 miles away respectively and the A34 (Stockcross) is just over 6 miles away. Collectively they provide excellent trunk road access to the North, South, East and West.



The Property

A prime residential development opportunity in the heart of Inkpen Village, ideally located close to rolling country side yet just fifteen minutes drive from the mainline railway station.

Subject to obtaining the relevant planning permission The Swan Inn offers excellent potential for both redevelopment of the existing building and further development of the site and grounds. This could include conversion of the existing 15,000sq ft building into houses or apartments and perhaps three new build detached houses within the 1.3 Acre site. The vendor will consider conditional offers subject to obtaining planning permission.

Existing Pub/Restaurant Set Up

An attractive independent Pub & Restaurant with ten en-suite guest Bedrooms, three Bedroom staff accommodation with retained Kitchen and Bathroom, a conference room, Organic Farm Shop and a Butchery with large walk in chiller and freezer. Main Bar & Restaurant with around fifty covers and separate breakfast room with fourteen covers.







Services
 Mains Water & Private Drainage
 Mains Electricity

What 3 Words Location: [///newsreel.prepare.ticket](http://newsreel.prepare.ticket)

Russell Marshall
 Estate Agents

01488 686867
www.russell-marshall.co.uk
 19 High Street
 Hungerford, Berkshire, RG17 0NL

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