

THE FORESTER

Lower Street, Donhead St Andrew, Near Shaftesbury, SP7 9EE

FREEHOLD: £445,000 | REF: 3858279

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

- Viewings Available
- 110 covers (56 restaurant, 54 conservatory)
- 2 new en suite letting room, GIA: 5,174 sq ft
- 2 bed, 2 bathroom owners accom, ample parking
- Front patio (25), Trade garden (40)
- Site:0.353 acres (0.143 hectares), Energy Rating D



DESCRIPTION

The Forester, originally known as the 'New Inn', dates back to the 17th Century.

This charming thatched property, constructed from green sandstone, retains many of its historical features. The thatched roof was recently replaced in August 2021. Recognised for its homemade locally sourced food, this food-focused pub has earned an excellent reputation both locally and regionally for offering quality food with great customer service.

Recently, two new letting rooms have been completely renovated and are now available for guests, which are in high demand in the area.

Having been purchased by the current owners in early 2022, owners have chosen to close the pub at the end of January 2025 to focus on their other other businesses.

GIA: 5,174 Sq ft (480.2 sq m)
Site Size: 0.353 acres (0.143 hectares)

LOCATION

The Forester is situated in the affluent village of Donhead St Andrew, Wiltshire, alongside the River Nadder and about four miles from the Dorset market town of Shaftesbury. Conveniently situated 2.1 miles from Donhead St. Mary, 3 miles from Semley, 1.5 miles from Ludwell, and 5 miles from Shaftesbury.

Donhead St Andrew is one of "The Donheads," a collection of small, dispersed parishes that were once part of a single Donhead estate. The area boasts an affluent population, excellent schools, and direct access to London Waterloo via mainline railway stations at both Tisbury and Shaftesbury.



INTERNAL DETAILS

- Restaurant area, dining room & snug seating 56 with central bar servery
- Conservatory/restaurant seating 54
- Ladies and gentlemen's WC's
- Large fully equipped commercial kitchen and preparation area with walk in chiller
- Ground floor beer cellar and range of ancillary storage cupboards

EXTERNAL DETAILS

- Ample rear parking
- Side trade garden seating 40
- Front patio seating 25

LETTING ACCOMMODATION

Accessed via an independent staircase on the side of the property, the accommodation features two well-appointed letting rooms. Wardour is a spacious first-floor en suite room that can be configured as either a king or twin. Sherbourne is a large en suite family room with a mezzanine bed, three steps leading down to the lounge area, and a bathroom.

OWNER'S ACCOMMODATION

Situated on the first floor and accessible via a main staircase behind the bar, this space includes two en suite bedrooms, a sitting room, and a third bedroom currently utilised as an office.

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings List, is £10,750. Confirmation of the actual rates payable should be sought from the Local Authority.

FIXTURES & FITTINGS

All in situ trade fixtures and fittings are included in the freehold purchase price with the exception of some personal items. An inventory can be provided once an offer has been accepted.

PLANNING PERMISSIONS

Listed as a Asset of Community Value (ACV) in November 2025.





TENURE

Freehold with vacant possession

TRADING HOURS

Currently Closed

TRADING INFORMATION

No trading information provided or warranted

REGULATORY

Premises Licence. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense





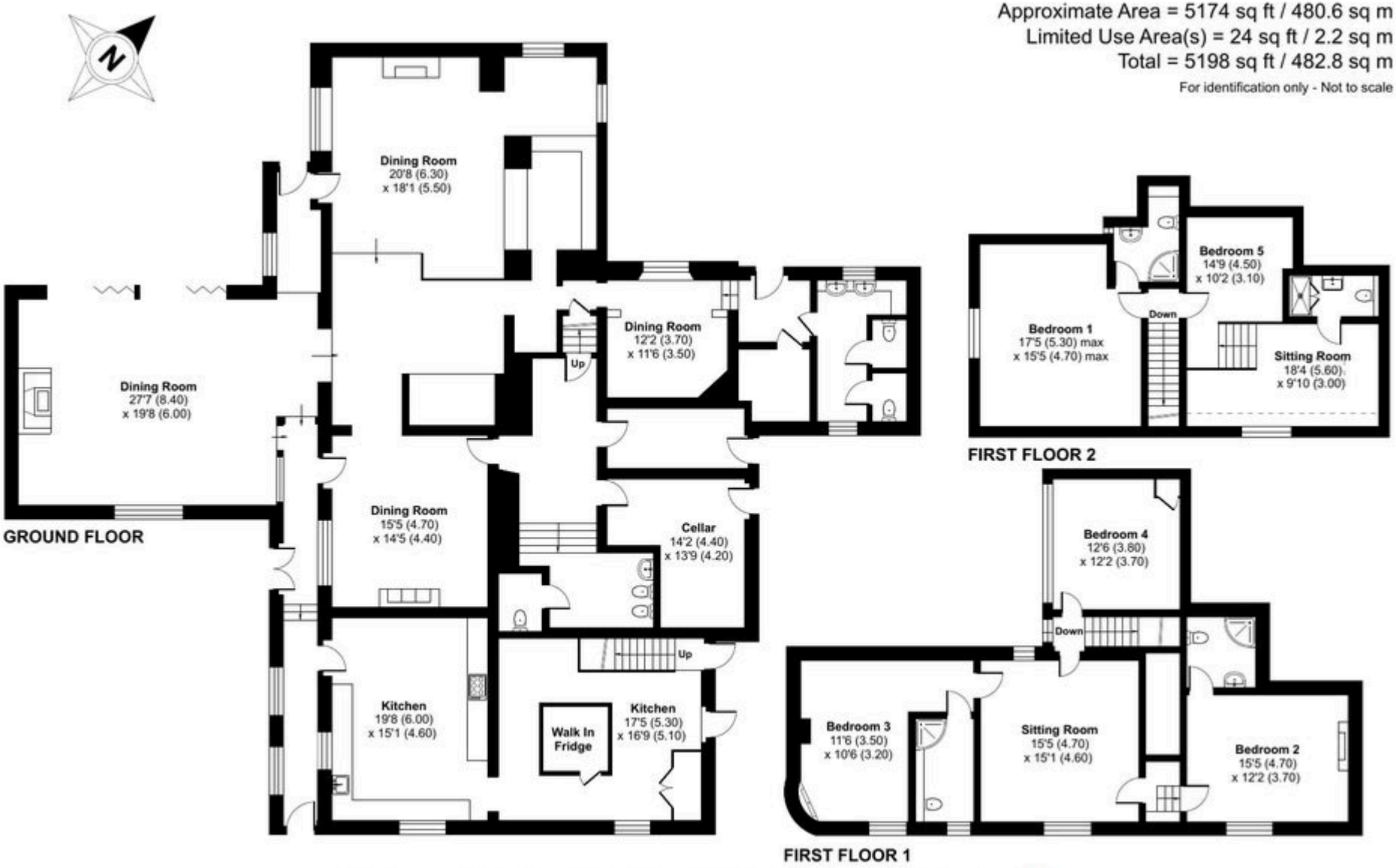






Lower Street, Donhead St Andrew, Near Shaftesbury, SP7

Approximate Area = 5174 sq ft / 480.6 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Total = 5198 sq ft / 482.8 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Christie Owen & Davies Plc. REF: 1175268

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



RICHARD WOOD
Regional Director – Pubs & Restaurants
T: +44 7778 880 583
E: richard.wood@christie.com



DEVAN WILTSHIRE
Trainee Business Agent
T: +44 7561 115 176
E: devan.wiltshire@christie.com

CHRISTIE & CO