

Bonny Cravat

- Substantial pub opportunity
- Public bar with games area
- Lounge with separate dining room
- Large gardens and patio in 0.65 acres
- Accommodation above with 3 bedrooms
- Potential for alternative uses EPC C

Bethersden Road, Woodchurch, Ashford, TN26 3QQ

Freehold: £515,000 + Vat

Ref: 3858354

THE OPPORTUNITY

Centrally located in the village, The Bonny Cravat sits opposite the 13th century church and close to Woodchurch windmill.

It caters for locals and visitors alike, and is only 6-miles south of Chiltington Green, a new "village" on the edge of Ashford with 5,750 houses planned.

The building is also suitable for alternative uses and potential development subject to consents, although our clients will not accept conditional offers.

DESCRIPTION

Detached property, primarily over two storeys, with single storey buildings to the side and rear. In good order currently, the building stands in 0.65 acres with large garden to the rear.

LOCATION

Between the fast-expanding town of Ashford on the M20, and the popular town of Tenterden, home of Chapel Down Winery, Woodchurch is popular residential village with around 2,000 residents.

Ashford has grown over recent years and continues to do so with further housing and commercial developments nearby.





INTERNAL DETAILS

The Bonny Cravat benefits from a traditional layout with a main bar seating 20 and games area with pool & darts just off. Separately is a restaurant area with table & chair seating for 40, wood floors, fireplace and doors to the garden.

Well-equipped trade kitchen in three sections, separate stores and access to basement cellar.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity or brand name may be removed from the property prior to, or shortly after, completion.



EXTERNAL DETAILS

Patio area with garden to the side and the rear of the property and side patio area which combined can seat over 100. Tarmac customer car parking for approx.15 cars.

The plot extends to circa 0.65 acres.

OWNER'S ACCOMMODATION

On the first floor are three large double bedrooms, lounge, office, bathroom and kitchen. Private garden to rear.









VAT

VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable when purchased for continued use. Prospective purchasers should consult their accountant for professional advice in this respect.

DEBT & INSURANCE ADVISORY

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CONDITIONS OF SALE

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CONTACT

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



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