



THE CHERRY TREE INN

Dale Hill, Ticehurst, East Sussex, TN5 7DG

FREEHOLD: £350,000 PLUS VAT | REF: 3858344

KEY HIGHLIGHTS

- Character village pub - now closed
- Three en-suite letting bedrooms
- Stunning elevated trade garden 80-100
- Spacious three-bedroom owner's accommodation
- Popular East Sussex village near Bewl Water
- Commercial kitchen and extensive back of house facilities

LOCATION

The Cherry Tree Inn occupies a prominent position within the highly sought-after village of Ticehurst, East Sussex, an attractive and affluent rural location situated approximately 10 miles south-east of Tunbridge Wells. The village is renowned for its historic character, strong local community and popularity with visitors exploring the High Weald Area of Outstanding Natural Beauty.

Nearby attractions including Bewl Water, Pashley Manor Gardens and the wider Sussex countryside help generate tourist trade throughout the year, while the village itself supports a range of independent businesses, amenities and residential housing.



DESCRIPTION

The Cherry Tree Inn is an attractive Grade II listed freehouse, featuring a proven food and beverage business alongside valuable income generating letting accommodation.

The property combines traditional pub character with a welcoming bar and dining facilities together with extensive outside trading areas that enjoy far-reaching countryside views.

INTERNAL DETAILS

The ground floor trading accommodation is arranged around a characterful bar and dining area capable of accommodating approximately 50 covers.

The layout provides flexibility for both casual drinking and destination dining, creating a warm and inviting atmosphere for customers. Supporting the operation is a comprehensive back-of-house arrangement including a fully equipped commercial kitchen with dedicated preparation areas, wash-up facilities and ample storage.

LETTING ACCOMMODATION

A valuable feature of the business is the provision of three guest letting bedrooms, providing an attractive supplementary revenue stream. The rooms are well positioned to benefit from demand generated by tourists visiting the surrounding countryside, local attractions, walking routes and nearby market towns.



OWNER'S ACCOMMODATION

The owner's accommodation is arranged as a spacious self-contained flat comprising three bedrooms together with a lounge, dining room and fitted kitchen.

FIXTURES & FITTINGS

The fixtures and fittings remaining at the property at the point of sale will be included within the transaction. The property is being offered without a formal inventory and no warranty will be provided in respect of the condition, quantity or working order of any fixtures, fittings, equipment or trade contents. Interested parties should satisfy themselves as to the items included and their suitability during the course of their due diligence.

EXTERNAL DETAILS

Externally, the property benefits from a substantial trade garden with seating for approximately 80 customers. The garden enjoys stunning views across the surrounding countryside and provides a highly attractive environment for outdoor drinking and dining during the warmer months. The property also has parking for c.25 vehicles.

STAFF

The business is currently closed and not trading. As such, there are no employees assigned to the business and it is understood that no TUPE (Transfer of Undertakings protection of Employment) obligations will apply to an incoming purchaser.

THE OPPORTUNITY

The Cherry Tree Inn presents an excellent opportunity to acquire a substantial and characterful village pub premises in an affluent East Sussex location. Having ceased trading, the property offers purchasers a genuine blank canvas to establish a new hospitality concept tailored to the demands of the local market and surrounding visitor economy.

In addition, the property may offer potential for alternative commercial or residential uses, subject to obtaining the necessary planning consents. Interested parties should make their own enquiries of the local planning authority regarding any proposed change of use or redevelopment opportunities. The Cherry Tree Inn therefore represents an opportunity to acquire a prominent village asset with significant scope for repositioning, redevelopment or re-establishment as a successful hospitality business.

TRADING INFORMATION

As the business was run under a lease agreement with a party who has now left, no trading history is available.

PLANNING PERMISSIONS

The property is currently arranged as a public house with letting and owner's accommodation. Whilst ideally suited to continued hospitality use, the property may offer potential for alternative uses, subject to the necessary planning consents. Interested parties should make their own enquiries with the local planning authority regarding any proposed change of use or redevelopment opportunities.

TENURE

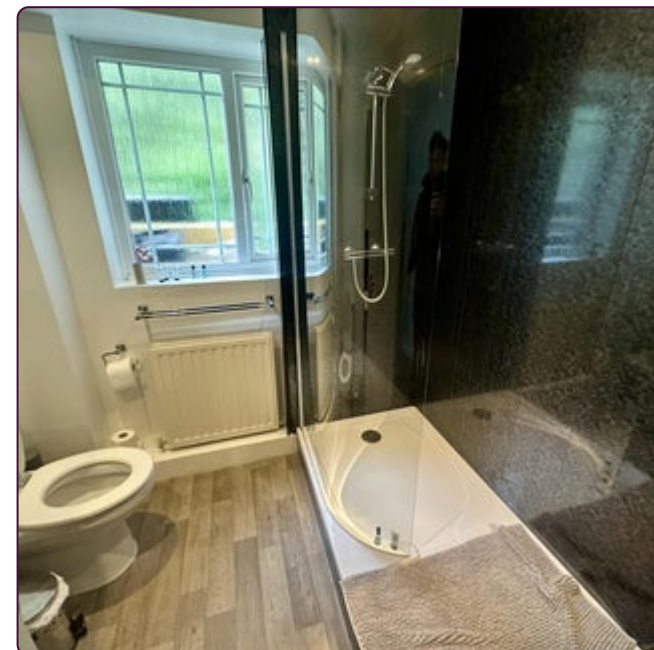
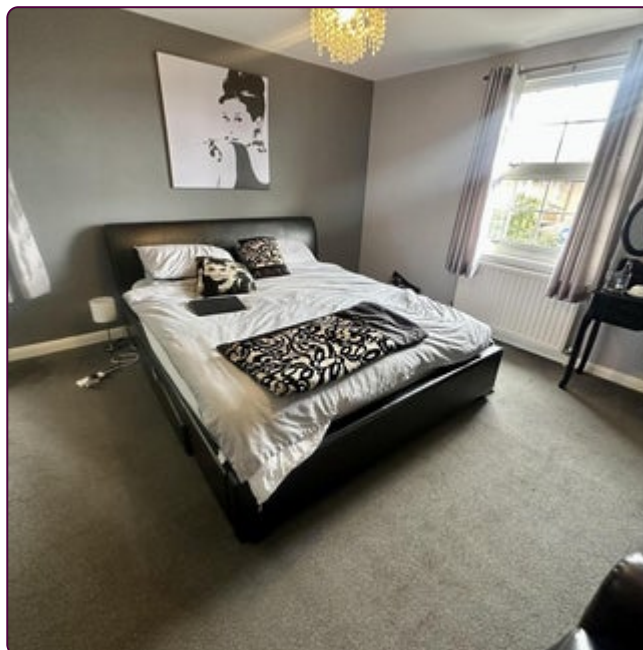
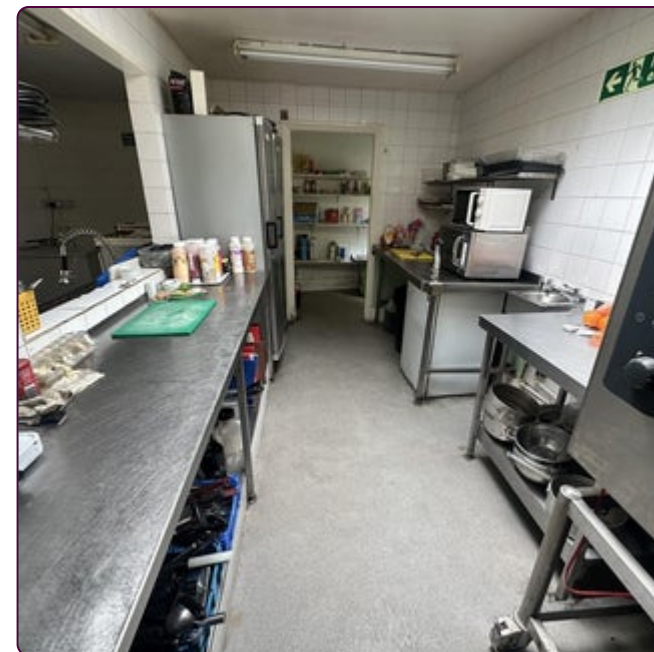
Freehold with vacant possession. The property is opted to tax and VAT will be charged on the purchase price at the prevailing rate.

BUSINESS RATES

The property is entered on the 2026 Rating List with a Rateable Value of £22,000. Prospective purchasers should make their own enquiries with the Local Authority regarding the rates payable and any business rates relief that may be available.

REGULATORY

Premises licence



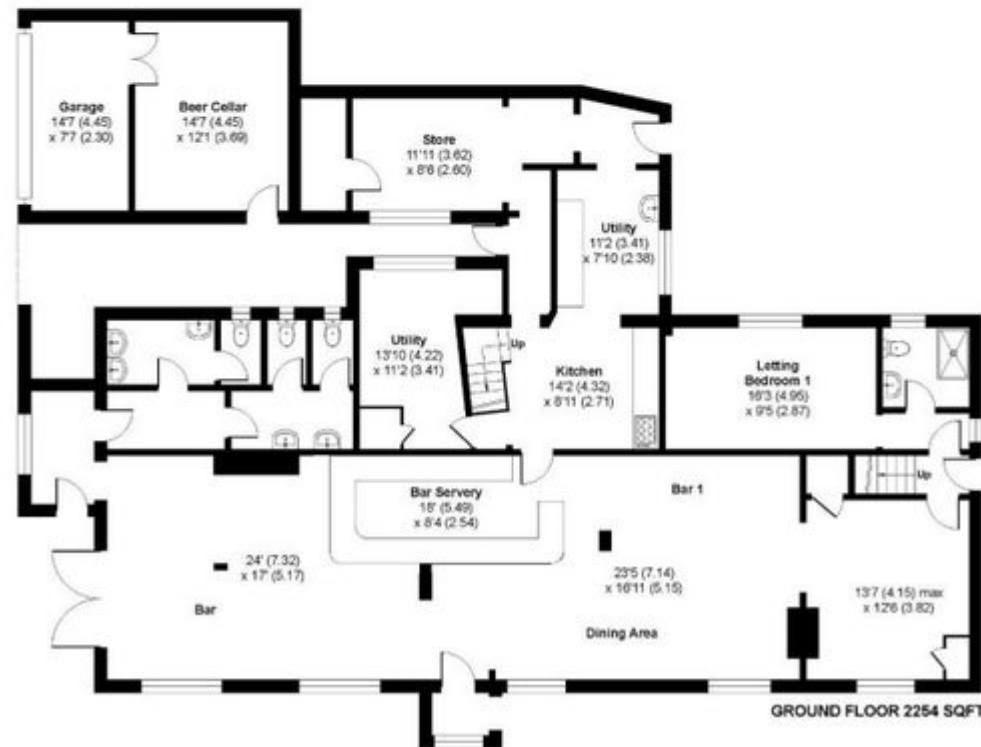
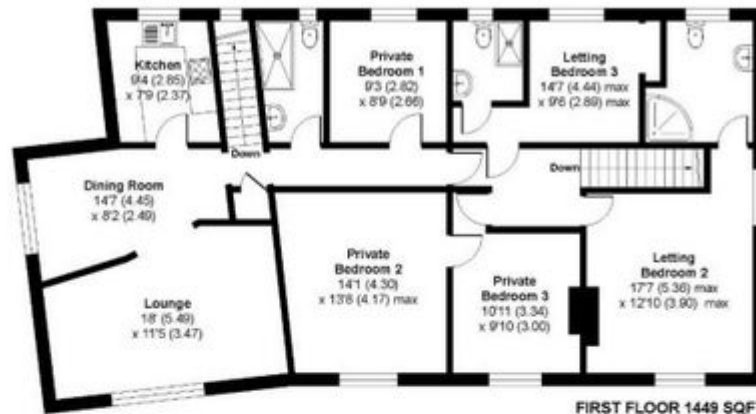


Approximate Area = 3703 sq ft / 344 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 3992 sq ft / 370.8 sq m

For identification only - Not to scale



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

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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:



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