

FOR SALE

FREEHOLD PUBLIC HOUSE

POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING)

VACANT POSSESSION

502.44 SQ M (5407 SQ FT)



THE VILLAGE INN
54 BEACHLEY ROAD
SEDBURY
FOREST OF DEAN
GLOUCESTERSHIRE
NP16 7AA

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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www.bladenproperty.co.uk

LOCATION

The property is located on Beachley Road, Sedbury, a village approximately 1 mile outside of Chepstow. Sedbury is located next to the A48, a main throughfare into Chepstow and the Forest of Dean/Gloucester. Notable nearby occupiers include a Doctors Surgery, Spar and Day Lewis Pharmacy.

DESCRIPTION

- Detached public house over ground floor with residential accommodation above.
- Two additional lock up retail units.
- Substantial car park.
- Available with vacant possession although a Tenant is in situ.
- First floor staff accommodation with 4 double bedrooms.
- Potential for redevelopment to residential use (subject to obtaining the necessary planning consents).

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	Sq M	Sq Ft
Pub/Restaurant		
Front Conservatory	63.19	681
Bar Seating Area	36.64	394
Bar & Left hand Side	94.31	1015
Kitchen	48.91	526
Cellar (Basement)	24.32	262
Storage Cupboard	5.76	62
WC's	-	-
Total Net Internal Area (Pub/Restaurant)	273.13	2940
Upper Floors (Residential)		
First Floor	103.24	1111
Second Floor	45.00	484
Total Gross Internal Area (Upper Floors)	148.24	1595
External		
External Cupboard 1 (Behind Pub)	19.57	211
External Cupboard 2 (Behind Pub)	15.63	168
Lockup Unit 1 (Closest to road)	20.94	225
Lockup Unit 2	24.93	268

The site area is approximately 0.30 hectares (0.73 acres).

TENURE

The property is available freehold.

SALE PRICE

£450,000.00 (four hundred and fifty thousand pounds) exclusive for the freehold interest.

Alternatively, offers are invited for the site on a subject to planning basis for redevelopment of the site to residential use.

Note our client is not obliged to accept any or the highest offer.

BUSINESS RATES

The Valuation Office Agency website states the property is assessed for Business Rates as follows:

VOA Description: Public House and Premises

Rateable Value (1st April 2026): £13,000

The property is also assessed for council tax as follows:

Council Tax Band: A

Interested parties are advised to make their own enquiries with Forest of Dean District Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the sale price but this will be confirmed.

PLANNING

We have not made any enquiries with Forest of Dean District Council with regards to the current planning consent, however, we have assumed that the property has planning for Sui Generis use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Certificates have been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
June 2026