



HALSEY ARMS
PULHAM, DORCHESTER,
DT2 7DZ

FREEHOLD PUBLIC HOUSE FOR SALE

savills



HALSEY ARMS, PULHAM, DORCHESTER DT2 7DZ

HIGHLIGHTS INCLUDE:

- Freehold public house for sale
- Site extending to 1.520 acres (0.615 ha)
- Property arranged over two levels extending to 4,779 Sq Ft (444 Sq M)
- Spacious trade garden and parking
- Picturesque rural location
- Potential for a variety of uses (STP)
- Development potential (STP)
- **Offers in excess of £550,000 plus VAT**

LOCATION

The Halsey Arms is a public house situated in the village of Pulham, Dorset in the south-west of England. Located in the Blackmore Vale, which is 7 miles southeast of Sherborne and 13 miles to the north of Dorchester. The property is situated fronting the B3143, which connects Dorchester to the south and the A3030 to the north.

Pulham is best known for its natural beauty and several historical buildings and landmarks, which attracts tourist looking to explore a village with authentic rural charm. The immediate area is a mix of residential dwellings and extensive green fields, with the local Village Hall directly opposite the subject site.

DESCRIPTION

The property comprises of a large detached stone and brick building with pitched clay tiled roof and mainly single glazed wooden fenestration.

The building has an approximate site coverage of 20% of the overall site area of 1.520 acres.

LINKS

[GOOGLE STREET VIEW](#)

[LOCATION MAP](#)



ACCOMMODATION

Ground floor

The property benefits from a number of entrances, however the main entrance is via a central front do which leads to an “L” shaped bar servery and bar area. There are then two principle dining areas either side. The right dining area is intimate and caters for approximately 20 covers. The left dining area is a much larger single storey restaurant (former skittle alley) for approximately 70 covers.

There are two sets of WC facilities, with first found to the left of the entrance and adjacent to the bar servery and the second to the rear of the main dining room. The cellar and kitchen are located to the rear of the property close to the bar servery.

First floor

The first floor comprises of 5 bedrooms, lounge kitchen and two bathrooms. The property benefits from rear access via a external staircase.

External areas

The external areas consists of two principle car parks, one to the front for 10 car parking spaces and an overflow to the left for further 20 parking spaces.

TENURE

The property is held freehold (Title Number DT205488).

PLANNING

The property is not listed nor in a conservation area. The site has the benefit of Sui Generis public house consent.

SERVICES

We understand that gas is supplied by an external Calor Gas Storage and the property benefits from Mains Electricity and drainage via septic tank.

DEVELOPMENT

The landlord may require an overage provision on the land to the rear of the public house for future redevelopment, with terms to be agreed.



EPC

D-79

VAT

VAT is applicable at the prevailing rate.

FIXTURES AND FITTINGS

We understand that all fixtures and fittings owned outright are to be included in the disposal. Where applicable, stock may be valued in addition on completion. No inventory schedule will be provided and therefore what is left on the day of completion will transfer.

GUIDE PRICE

We are seeking offers in excess of **£550,000** plus VAT for the freehold interest.

AML

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



HALSEY ARMS, PULHAM, DORCHESTER DT2 7DZ

savills

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

ADAM BULLAS

07812 965395
abullas@savills.com

SAMUEL HART

07812 425097
samuel.hart@savills.com

