



FREEHOLD FOR SALE — FORMER PUB SUITABLE FOR ALTERNATIVE USES STP
MAIN BUILDING: 216.09 M² (2,326 SQ FT) / ON A SITE OF APPROX 0.19 ha (0.48 acres)

THE HOP POLE, NETTLESTEAD, MAIDSTONE ME18 5HH

est. 1828
bracketts

LOCATION

The property is situated on Maidstone Road in Nettlestead, a small village located approximately five miles south-west of Maidstone and eight miles to Tonbridge.

The surrounding area is predominantly rural, with a mixture of residential properties, farmland and open countryside. Nearby villages, including Yalding, Wateringbury and East Peckham, provide a range of local amenities and services. Yalding railway station is approximately 1.5 miles to the south, providing regular services to Maidstone, Tonbridge and Paddock Wood. The property benefits from good road connections via the A26 and A228, linking to the M20 and M26 motorways.

DESCRIPTION

The property comprises a former public house with car park and garden, all within a plot of just under half an acre. The pub provides a bar area, dining rooms, a commercial kitchen and an external games room, all at ground floor level.

The first floor offers ancillary accommodation providing two bedrooms, a living room, a kitchen and a bathroom. Externally, there is a good-sized garden and car park to the side and rear, with pleasant views across the adjoining farmland.

AREAS

Main Building: 216.09 m² (2,326 sq ft)
Detached Garage building not inspected
Plot size: 0.19 ha (0.48 acres)

All areas are approximate and interested parties are advised to verify all measurements themselves

TERMS

The freehold interest is for sale with Vacant Possession.

GUIDE PRICE

Offers in the region of £500,000 are sought on an unconditional basis.

VAT

We have been informed that this is VAT exempt.

BUSINESS RATES

From the VOA website, the retail unit has a description of "Public house and premises" with a rateable value of £7,500.

PLANNING

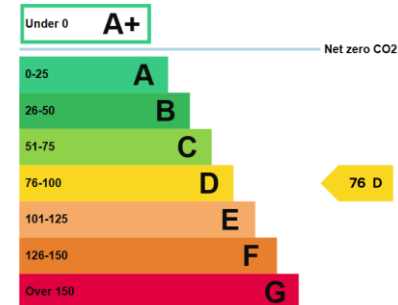
The property falls within the jurisdiction of Maidstone Borough Council. There is no known recent planning history, and interested parties are advised to make their own enquiries with the local planning authority. Suitable for a variety of uses STP.

Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

EPC

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LEGAL COSTS

Each party to bear their own legal costs.

POSSESSION

Upon completion of legal formalities

VIEWING

Strictly by appointment through sole agents
Bracketts:

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Subject to contract



FOR SALE

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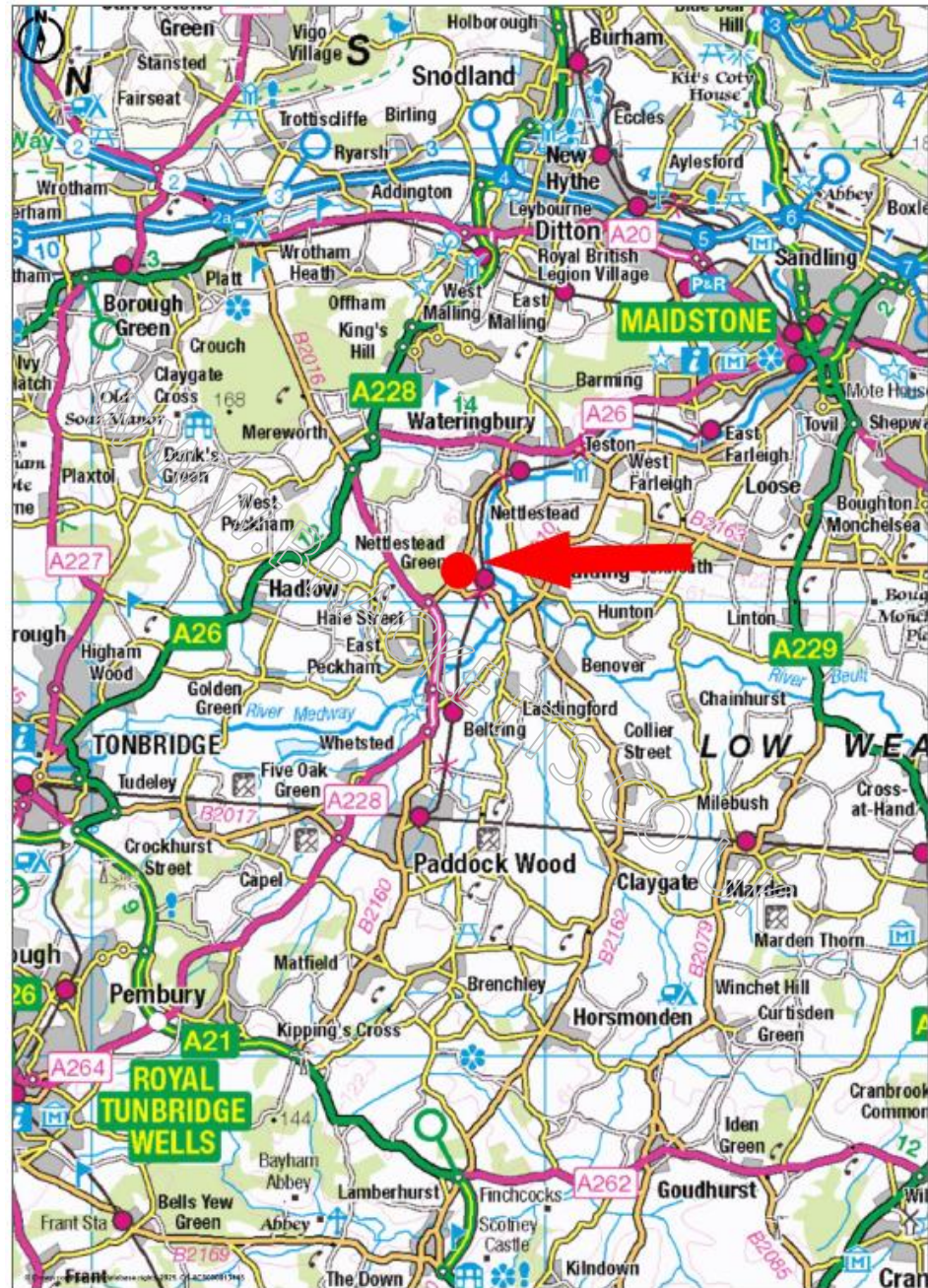
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