

# SEVENOAKS

**THE BLACK HORSE INN, STANSTED TN15 7PR**



**Freehold For Sale – Pub with Ancillary Accommodation**

## PROPERTY HIGHLIGHTS

- Extensive outside garden space
- Large restaurant and bar area
- Recently refurbished 4 bedroom flat ancillary to the pub
- Offers invited in the region of **£650,000** subject to contract only



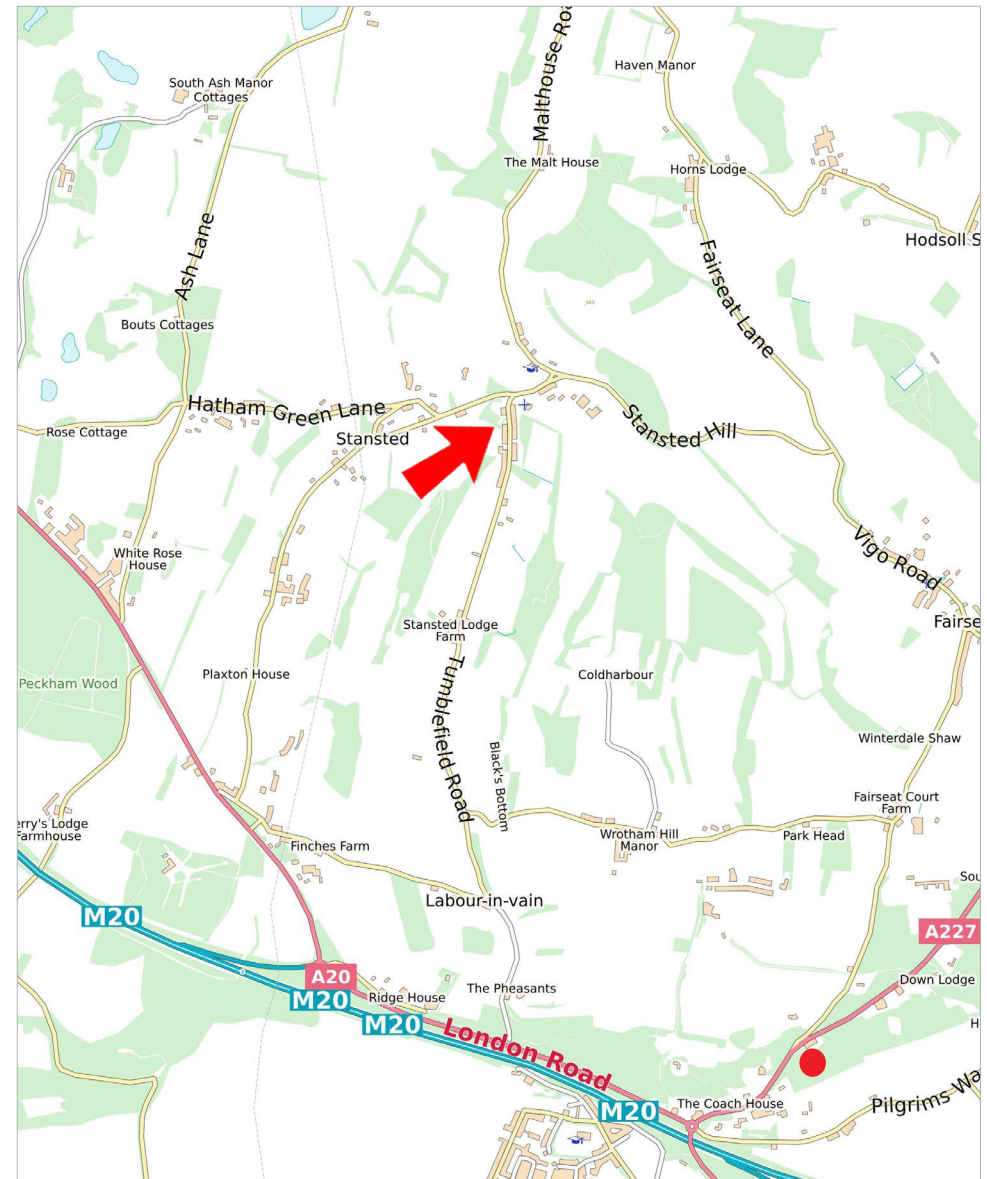
# LOCATION

Stansted is a rural village located within Kent, situated approximately 6.5 miles north east of Sevenoaks, 10.5 miles north west of Maidstone and around 8 miles south west of Gravesend.

The property is located on Tumblefield Road within the Stansted Conservation Area. The surrounding area is predominantly rural, comprising a mix of residential properties, agricultural land, open countryside and leisure uses.

A range of local amenities and services can be found in the nearby villages of Borough Green, West Kingsdown, and Longfield. Borough Green railway station lies approximately 3 miles to the south and provides regular rail services to London and surrounding areas.

Stansted benefits from good road communications, with Stansted Lane linking the village to the A20 and providing access to the wider motorway network via The M20 motorway a short distance away.



GOOGLE STREETVIEW (March 2023)

SEE- [www.googlemaps.co.uk/maps](http://www.googlemaps.co.uk/maps)

## DESCRIPTION

The property comprises a former pub built around the 18th century, arranged over the basement, ground and first floors. The property benefits from extensive off street parking and a large outside garden area.

The ground floor has a large bar/restaurant seating area with a rear commercial kitchen and store room, separate WCs are located at the front of the property. The basement has stairway access from the main bar area, with external ground floor loading. The first floor is accessed internally at the rear of the property, comprising a recently refurbished ancillary flat with a kitchen diner, living area, family bathroom and four double bedrooms, three of which are complete with ensuite bathrooms.

## ACCOMMODATION

Approximate dimensions and net internal floor areas are as follows:-

Ground Floor	158.6 sq m	1,707 sq ft
Basement	43.2 sq m	464 sq ft
First Floor	116.0 sq m	1,249 sq ft
Garage	51.2 sq m	551 sq ft
Car Port	23 sq m	247 sq ft
<b>Total</b>	<b>392 sq m</b>	<b>4,218 sq ft</b>

Approximate site area of 0.88 acres, inclusive of the pub car park, rear patio area and beer garden.



## EPC

To be reassessed.

## TENURE

Freehold.

## VAT

The property is NOT elected for VAT.

## PROPOSAL

Offers are invited on an unconditional basis in the region of **£650,000**.

## PLANNING

Planning permission was recently refused for a change of use of part of the public house to form 2 x 1-bed and 2 x 2-bed apartments with associated parking, amenity space and use of existing access (25/01596/PA).

There is a pending application for up to 3 dwellings to be built on land to the rear of the site (26/00695/PIP).

All interested parties are advised to make their own enquiries to verify this information.





## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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