



The Plough Inn

Plough Lane, Crowhurst, Battle, East Sussex, TN33 9AW

Tenure: Leasehold

Price: Nil Premium

Ref: 96388

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Prominent position in the characterful village of Crowhurst
- Charming country pub with original features
- Located on a walking route and close to a nearby camp site
- Bar and dining area (40-50)
- Three-bedroom accommodation
- Attractive trade garden (50-80) with scope to increase
- Available on a new free-of-tie lease

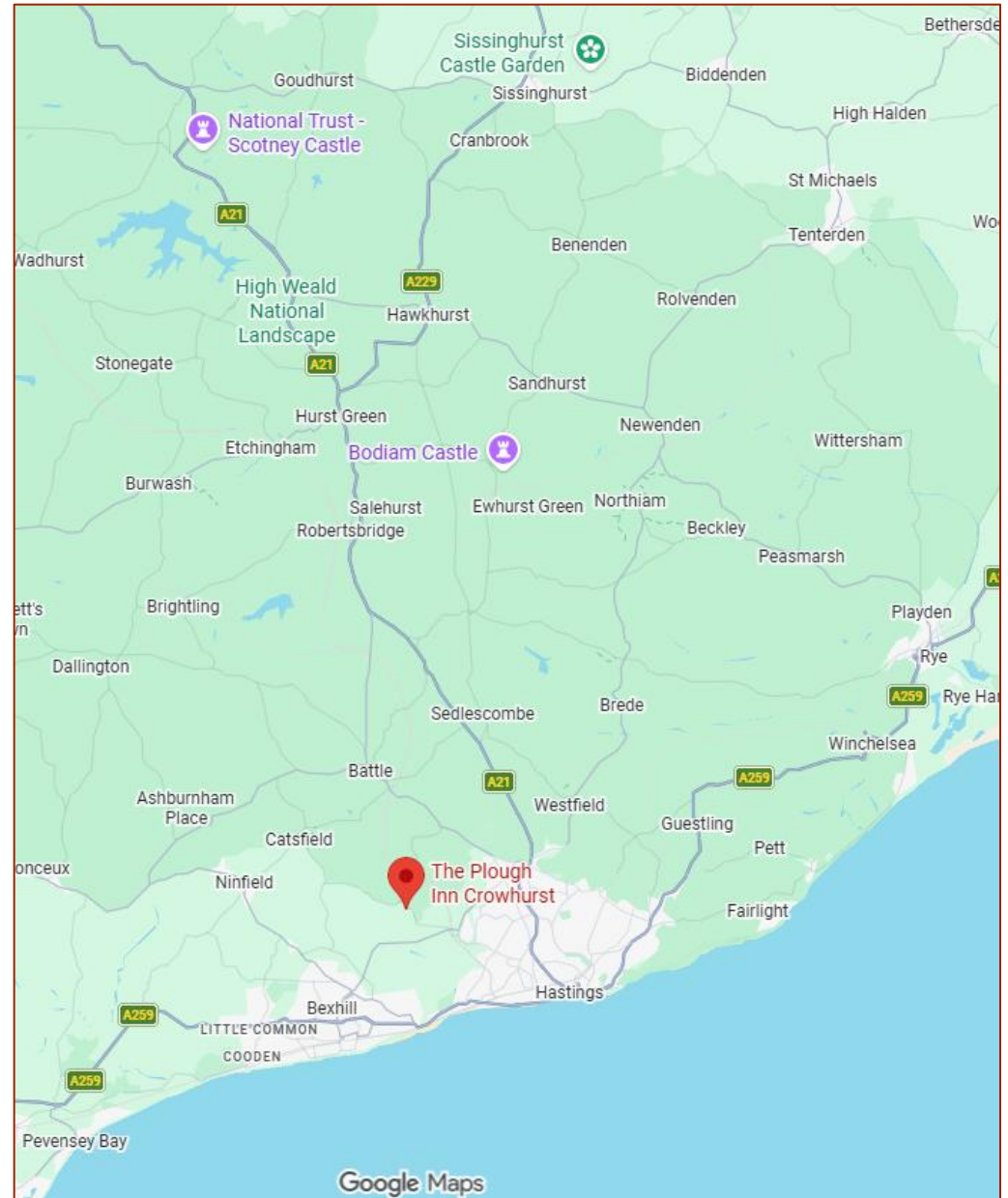
Location

The Plough Inn lies in the charming village of Crowhurst in East Sussex. The village lies approximately 5 miles north-west of the major conurbation of Hastings, a short drive from the historic town of Battle 4 miles to the north. The area is popular with nature enthusiasts seeking to enjoy walks throughout the High Weald Area of Outstanding Natural Beauty and bird watching at Fore Wood RSPB Reserve, as well as numerous visitors to Battle Abbey (the site of the Battle of Hastings). This area of East Sussex draws a number of visitors seeking to enjoy weekends away.

The area is easily accessible via the A21 trunk road which connects Hastings and the South Coast to the M25 via Tunbridge Wells and Sevenoaks. The nearby A254 provides links to neighbouring coastal towns and destinations. Main line rail connections are available from nearby Crowhurst station with services to Battle, Hastings, Tunbridge Wells and London (via Tonbridge and Sevenoaks).

The Property

The Plough Inn occupies a prominent elevated position on the junction of Plough Lane and Chapel Hill. This characterful two-storey public house is of brick construction under a pitched tile roof and despite dating back to 1805, is not a listed building.



Trade Areas

- BAR: Stripped wood and flagstone flooring, exposed timbers and part-panelled walls. Central bar servery, a notable inglenook fireplace and attractive bay windows. Capable of providing seating for up to 35.
- DINING AREA: Seating for up to 20.
- GENTLEMEN'S TOILETS.
- LADIES TOILETS.
- DRY STORE.
- WAITER AREA.
- TRADE KITCHEN.
- BASEMENT CELLAR.

Owners' Accommodation

Located at first floor level, comprising:

- TWO DOUBLE BEDROOMS.
- LIVING ROOM.
- OFFICE.
- BATHROOM.
- ATTIC BEDROOM.

External

- TIERED TRADE GARDEN: Part lawned, part gravel. This area is extremely popular in the summer and during the village festival. Capable of providing seating for 50-80 patrons.
- SIDE PATIO: Seating for 10.
- CAR PARK: Space for 10 vehicles.
- PRIVATE GARDEN: Which could well be incorporated into the business to provide a secluded trade garden with a further 30 covers.





The Business

The Plough is currently operated on a Tenancy at Will basis, however, is available to let with vacant possession. No trade is sold or warranted. Trade accounts are unavailable. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and local demographics.

The Plough Inn is an ideal opportunity for an experienced operator or a first-time operator looking to 'cut their teeth' in the sector.



Licences

A full premises licence is held permitting the sale of alcohol by retail:

Monday to Thursday 10:00-23:30

Friday to Saturday 10:00-01:00

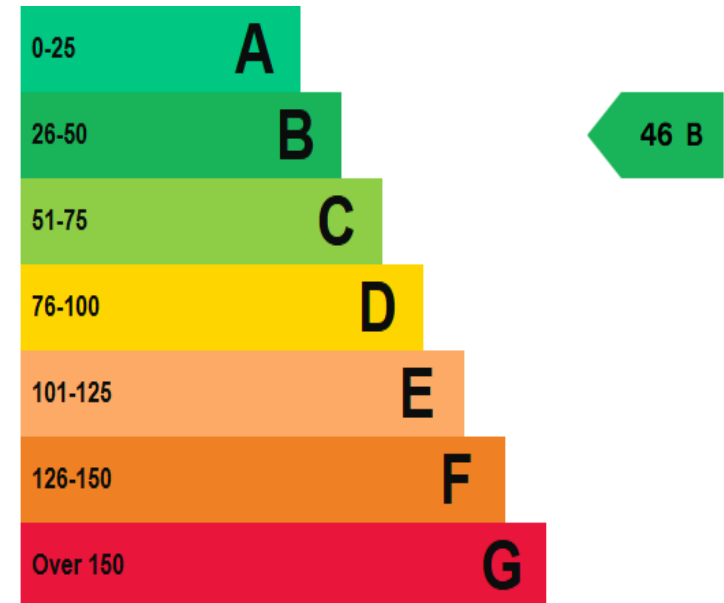
Sunday 12:00-23:00

Services

Mains water, drainage and electricity are connected. Fuel via LPG.

Rateable Value: £13,750 from 1st April 2026

Local Authority: Rother District Council



Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	Nil Premium
TERM	Ten or fifteen years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to six months' rent in advance plus personal guarantors if the lease is taken as a Limited Company
RENT	£35,000 per annum, paid quarterly in advance
RENT REVIEW	Subject to rent reviews every fifth year of the term and annual RPI adjustments collared at 2.5% and capped at 5%
REPAIR LIABILITY	Full repairing and insuring lease
FIXTURES & FITTINGS	The fixtures and fittings on site are owned by the current tenant and are not included in the let, unless agreed by separate negotiation
TIE	Free-of-all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the rental payments





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Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

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