

## FREEHOLD FOR SALE – WEST WELLOW, NR ROMSEY, HANTS

**RED ROVER, SALISBURY ROAD, WEST WELLOW, ROMSEY, HAMPSHIRE, SO51 6BW**

- Attractive semi-rural village setting on the edge of the New Forest
- Generous on-site parking with established gardens adjoining open countryside
- Fronting A36, conveniently positioned for Romsey, Salisbury, and wider regional transport links
- Characterful property with extensive trading area

**FREEHOLD WITH VACANT POSSESSION - GUIDE PRICE £850,000 (+VAT IF APPLICABLE)**

**SUBJECT TO CONTRACT** - Sole Selling Agent

COUNF337

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### Location

Positioned in the sought-after village of West Wellow, Red Rover enjoys a peaceful semi-rural setting on the northern edge of the New Forest National Park. The property benefits from a roadside setting close to a hamlet of residential accommodation and open countryside, woodland walks, and bridleways, making it popular with locals, visitors, and those exploring the wider New Forest.

West Wellow provides a range of everyday amenities including local shops, a primary school, and village services, while the nearby centres of Romsey (approximately 5 miles) and Salisbury (approximately 12 miles) offer extensive retail, leisure, and cultural facilities. The area is well connected, with the A36 and A27 providing convenient road links, and rail services available from Romsey and Salisbury, offering direct connections to Southampton, Bath, and London Waterloo.

### [Link to Street View](#)

### Description

Traditional detached two storey character property with additional single storey extension to rear. Red brick elevations beneath a pitched slate roof. Externally, the property benefits from a sizeable parking area and established gardens that extend to the rear, adjoining open countryside.

Internally, the ground floor includes a split-level lounge style bar with central servery. Part carpet/part exposed timber floor. Various exposed timber beams with small flagstone floor section to front. Manager's office. Ancillary areas include a commercial kitchen, storage rooms, and W.C. facilities. The first floor offers private residential accommodation comprising two bedrooms, a living room, kitchen, and bathroom.

Building Footprint approx.	458 sq m (4,933 sq ft)
Total Site Area approx.	2,861 sq m (0.707 acres)

Source: Nimbus Maps

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

### Services

The property is believed to be connected to all mains services.

### Licensing - [Link to Premises Licence](#)

Permitted to sell alcohol Sunday to Thursday from 11am-11pm and Friday and Saturday from 11am-midnight.

### Planning

The property is neither listed nor in a conservation area.

### Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £34,500 from April 2026.

### Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £850,000** - VAT may be payable in addition.

**EPC** - Will be made available within legal pack.

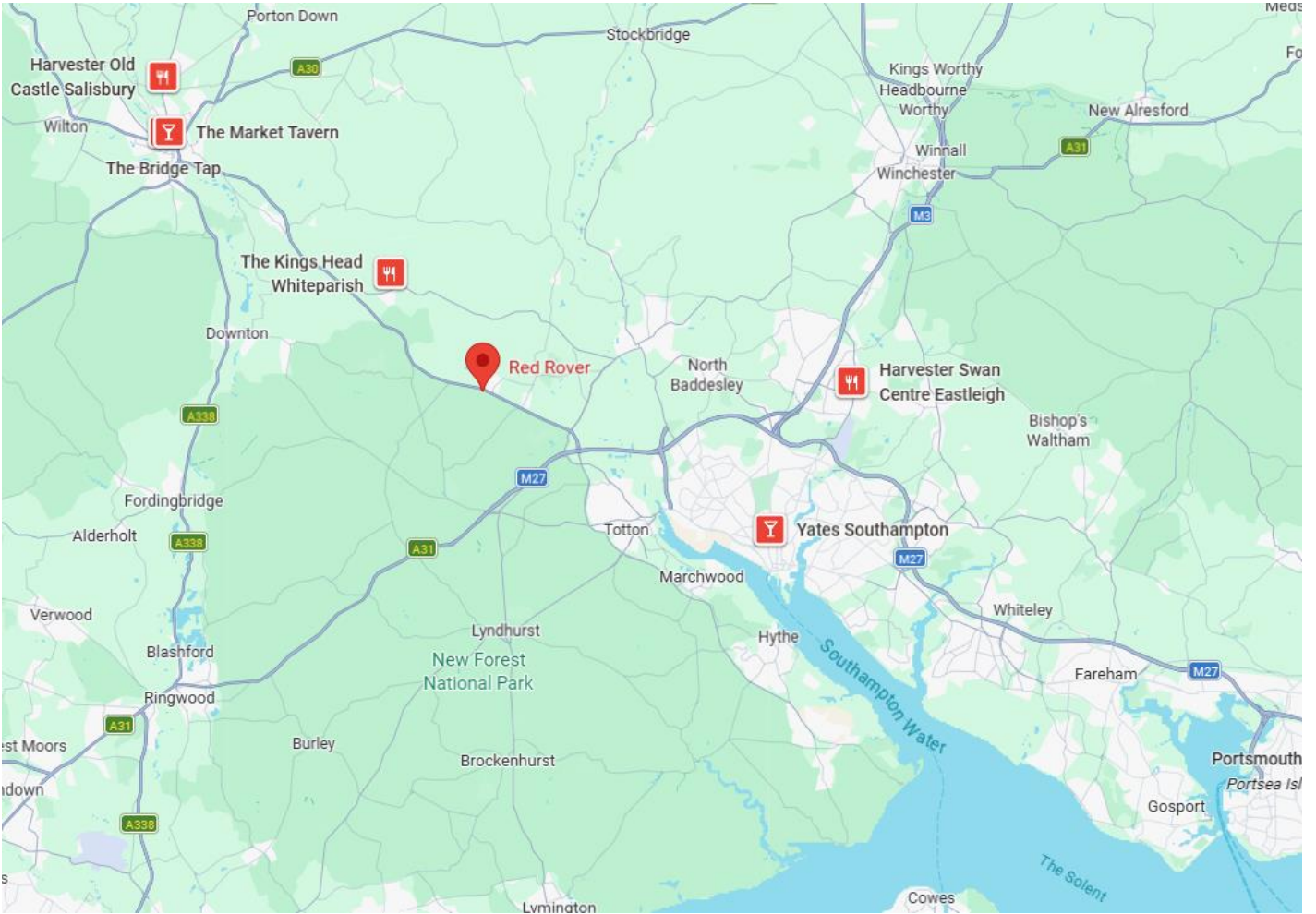
### Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

### Further Information & Viewings

**Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.** A discreet customer inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)) or Panayiotis Themistocli (tel. 07973 856 232 email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com)).

## Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

## Site Plan



Nimbus Maps. Not to scale - Provided for indicative purposes.



Internal Photos

