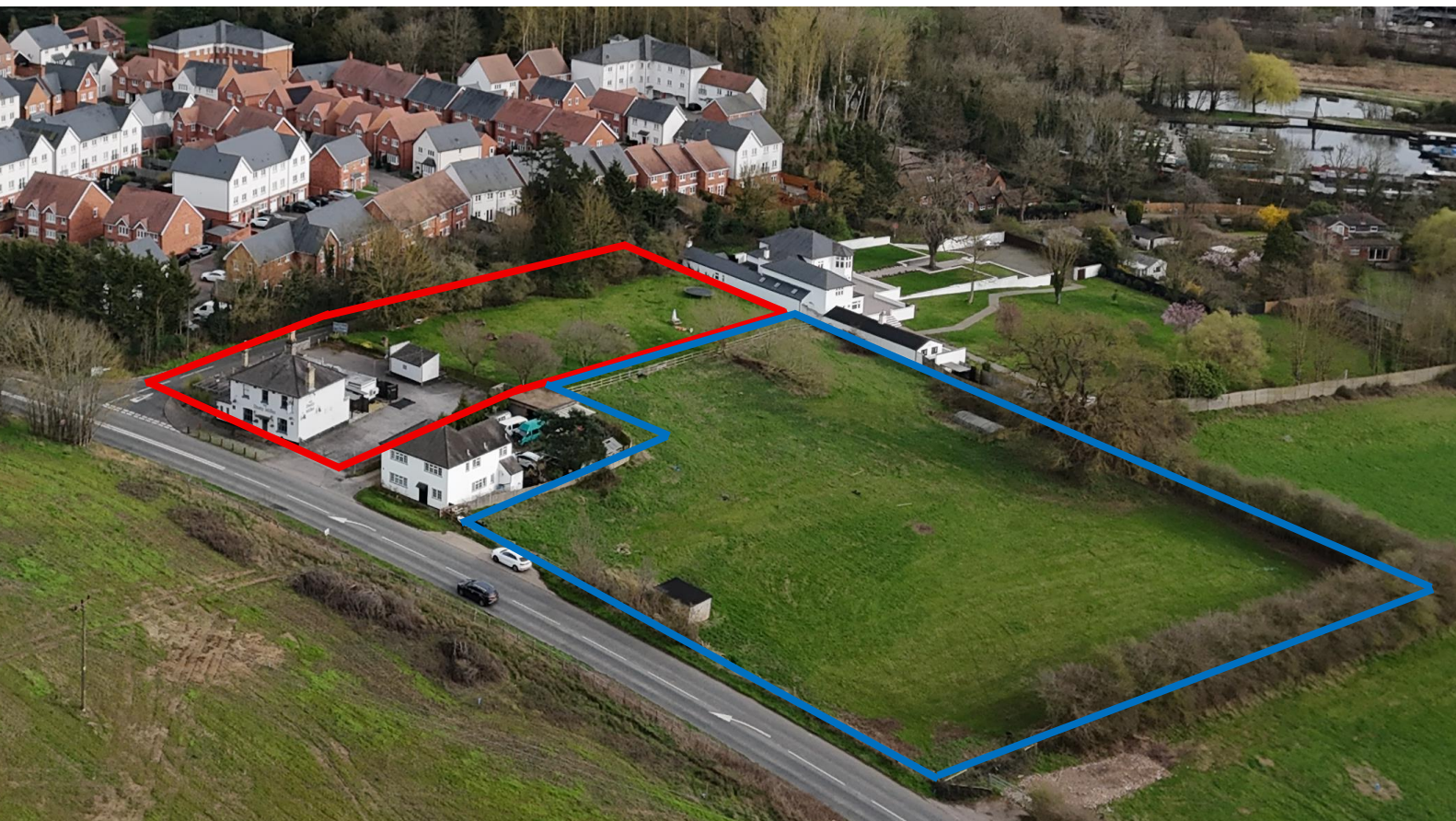


PUB ON LARGE SITE FRONTING BUSY ROAD

NEAR HARLOW & MAJOR HOUSING DEVELOPMENT



(All red and blue lines drawn are for indicative/illustrative purposes only)

THE DUSTY MILLER, EASTWICK ROAD, EAST HERTFORDSHIRE, CM20 2QS

- Located circa 500 metres north of Harlow Town Station (Greater Anglia Services)
- Opposite Gilston Park Development, 10,000 new homes in Hunsdon, Gilston and Eastwick across 7 new villages
- Benefits from two points of vehicular access
- Fully fitted pub, virtually ready to trade
- Area edged in red above, total site area approx. $\frac{3}{4}$ of an acre (3,000 sq. m)
- Additional land edged in blue above also available, this would provide a total, combined site area of c 2 $\frac{1}{4}$ acres (subject to negotiations)

TO LET – RENTAL OFFERS INVITED All terms to be agreed
SUBJECT TO CONTRACT – sole letting agent

COUNL483

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M. L. Penfold BSc(Hons) MRICS • P. A. Themistocli BSc(Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location - [Link to Location Map](#)

The Dusty Miller fronts the busy Eastwick Road, on the edge of the village of Eastwick, close to the Hertfordshire/Essex border which lies near Harlow Town Centre. It lies approximately 500 metres north of Harlow Town Railway Station, which provides regular services to London Liverpool Street, making the area popular with commuters. The surrounding road network offers convenient access to the A414 and the M11.

The immediate area features a blend of semi-rural village housing alongside substantial residential catchments in Harlow and Sawbridgeworth, creating a strong and diverse potential customer base. The plan below illustrates the pub's location opposite "Village 1" of the proposed Gilston Park development, which will deliver around 10,000 new homes across seven new villages over the next 20 years.

[Link to Street View](#)

Description

A prominent two storey detached property beneath a pitched slate tiled covered roof with single storey rear and side extensions. It benefits from car parking for over 25 vehicles (unmarked) and sizeable garden and a single storey garage. Internally the building is set out as follows:-

Ground Floor Largely open plan trading area decorated in a traditional style fitted with a central shape bar servery and timber flooring, and a former trade kitchen to the rear in addition to a set of male and female customer wc's and an upland cold beer store and general ancillary storage areas.

First Floor Comprises four rooms, domestic kitchen, storage cupboard and a bathroom with separate wc.

The site area and the building footprint areas are as follows:-

Total Building Footprints	328 sq m (3,529 sq ft) (Nimbus Maps)
Site Area	$\frac{3}{4}$ acre (3,000 sq m) (Promap edged in red only)
Total Site Area	2 $\frac{1}{4}$ acres (9,215 sq m) (Nimbus Maps combined areas edged in red and blue)

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.

Licensing

The pub benefits from a premises licence permitting the sale of alcohol from 10:00am until midnight every day.

Planning

We have been advised that the property is not listed as being of special architectural or historical interest and nor does it lie within a conservation area but the entire site does fall within Greenbelt land. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

Rating Assessment

The property is listed within the Rating List as a 'Public House & Premises' with a Rateable Value of £10,000 with effect from 1st April 2026.

Basis of Letting

Rental offers are invited for a new free-of-tie lease, all terms to be negotiated and incentives available. The landlord will also consider letting the property to a non-pub user, subject to obtaining the necessary consents. VAT may be payable in addition to the purchase rent.

Money Laundering

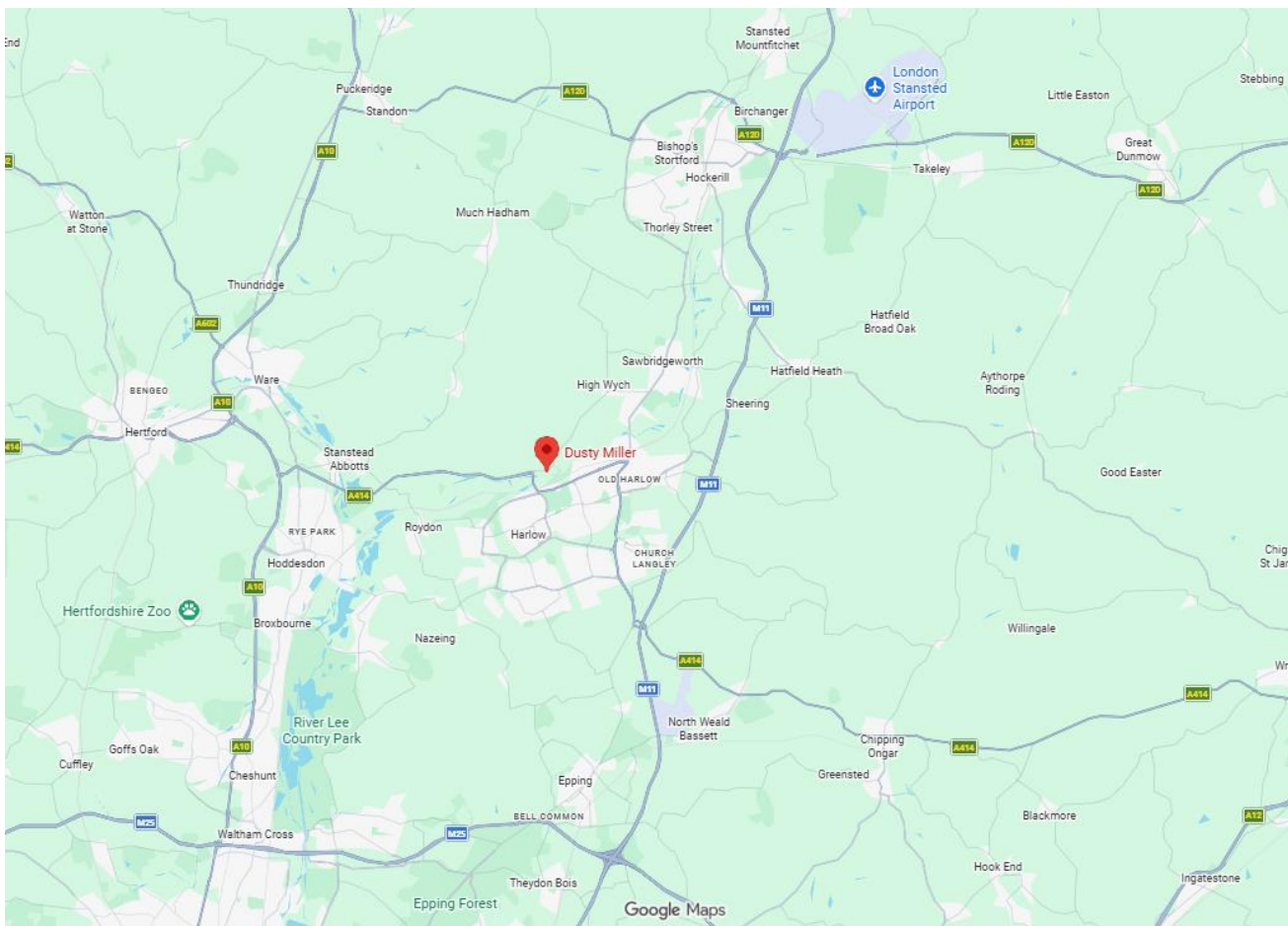
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewings & Further Information

For further information or to organise a viewing, please contact either James Grimes (james.grimes@agg.uk.com) or Panayiotis Themistocli (panayiotis.themistocli@agg.uk.com tel. 07973 856 232).

EPC - [Link to EPC - Energy Rating D](#)

Location Plans

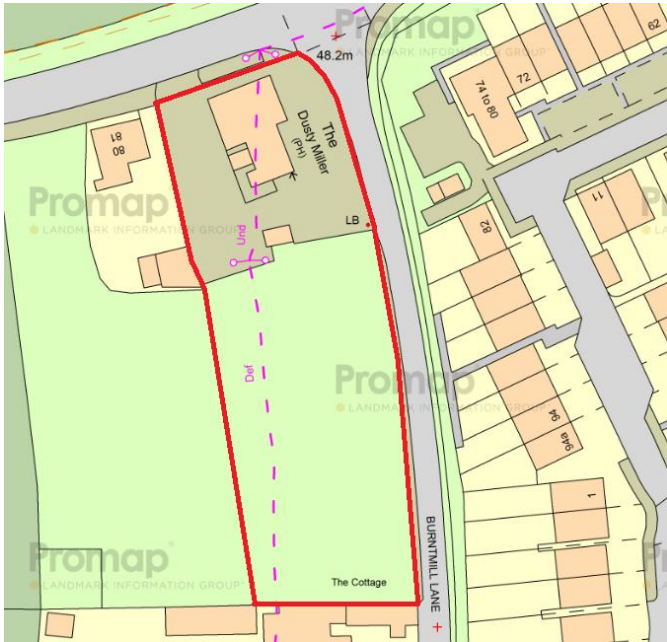


Google Maps. Not to scale - Provided for indicative purposes

Additional Photos



Site Plan



Source ProMap - Not to scale – provided for indicative purposes only

All red lines drawn on this brochure are for indicative purposes only

