

SUBSTANTIAL PUB WITH EXTENSIVE CAR PARKING AND GARDENS**THE FARMERS PH, SCAYNES HILL, HAYWARDS HEATH, WEST SUSSEX, RH17 7NE**

- Attractive, prominent pub with extensive external trade areas and customer car parking
- Site area of approximately 1.3 acres with 200+ external covers
- Significant parking provision for circa 40 customer spaces plus overflow parking for a further 20 vehicles
- Total building footprint of approximately 462 sq m (4,974 sq ft) (circa 135 internal covers)
- Strong accessibility, located near to Haywards Heath, the A23, M23 and wider south east road network
- May suit alternative uses (subject to obtaining necessary consents)

OFFERS INVITED**AVAILABLE TO LET OR FREEHOLD WITH VACANT POSSESSION**

Subject To Contract – Sole selling/letting agent

CounF222

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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

The property is situated within the village of Scaynes Hill, approximately 2.2 miles (3.5 kilometres) east of Haywards Heath. The immediate area comprises predominantly affluent residential accommodation with an Esso petrol station adjacent to the property.

Scaynes Hill is situated on the A272 (Anchor Hill / Lewes Road) connecting to the A23 to the west linking to the M23 to the north and on to the M25 north to London. Brighton is approximately 13 miles (20 kilometres) to the south and Crawley is circa 9 miles (15 kilometres) to the north.

A location plan attached.

[Link to Street View](#)

Description

A sizeable, detached property with predominantly painted brick elevations and part tile to the first floor beneath a pitched tiled roof. The site includes extensive external trade areas including a south facing garden to the rear with 200+ covers overall including a decked area and playground. The customer car park has approximately 40 spaces plus overflow grass parking with 20+ spaces (potential to extend car park, subject to necessary consents). Internally the accommodation can be summarised as follows:-

Ground Floor	Interconnected trade areas comprising a front bar, lounge, restaurant, games room and function room. Approximately 135 covers in total. Customer WC's and trade kitchen. Beer cellar and storage rooms.
First Floor	Staff accommodation comprising a large bedroom, dressing room, lounge, kitchen and shower room. May have potential for letting rooms or hotel accommodation (subject to necessary consents).
Second Floor	Two storage rooms.

A site plan and ground floor plan can be viewed overleaf along with photographs.

Total Building Footprint	462 sq m (4,974 sq ft)
Total Site Area	1.3 acres (56,628 sq ft)

(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

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 10:00 am until 12:00 am on Monday to Wednesday, until 1:00 am Thursday to Saturday and from 11:00 am until midnight on Sunday.

Planning

From informal enquiries of Mid Sussex District Council, it has been ascertained that the property is not listed nor is it situated in a conservation area.

Rating Assessment

The property is entered into the current (2026) Rating List as a 'Public House & Premises' and has a Rateable Value of £39,000.

Basis of Sale/Letting

The vendor is inviting both rental offers for a new lease and freehold offers with vacant possession to be provided upon completion. New lease terms to be negotiated.

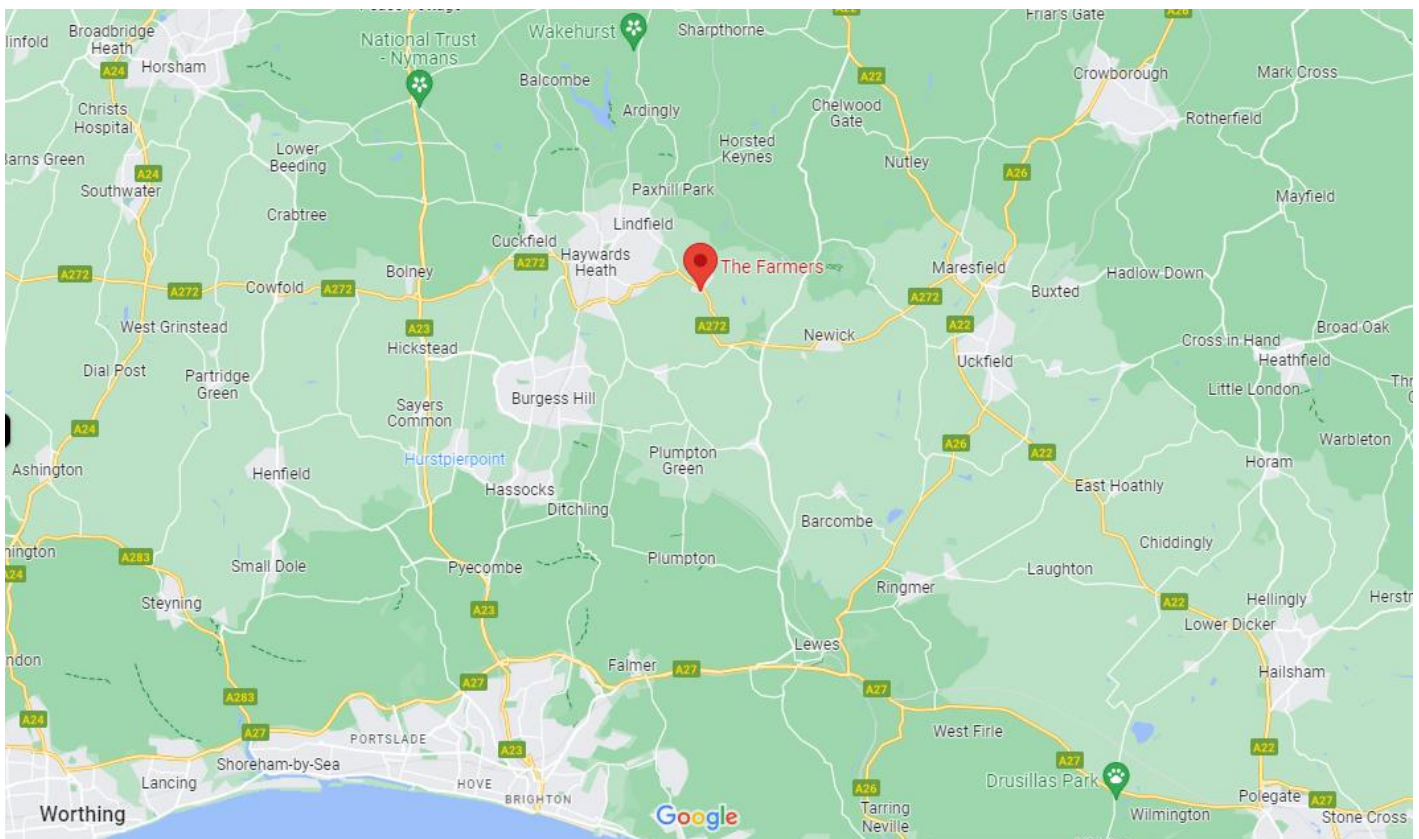
Further Information & Viewings

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com.

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.

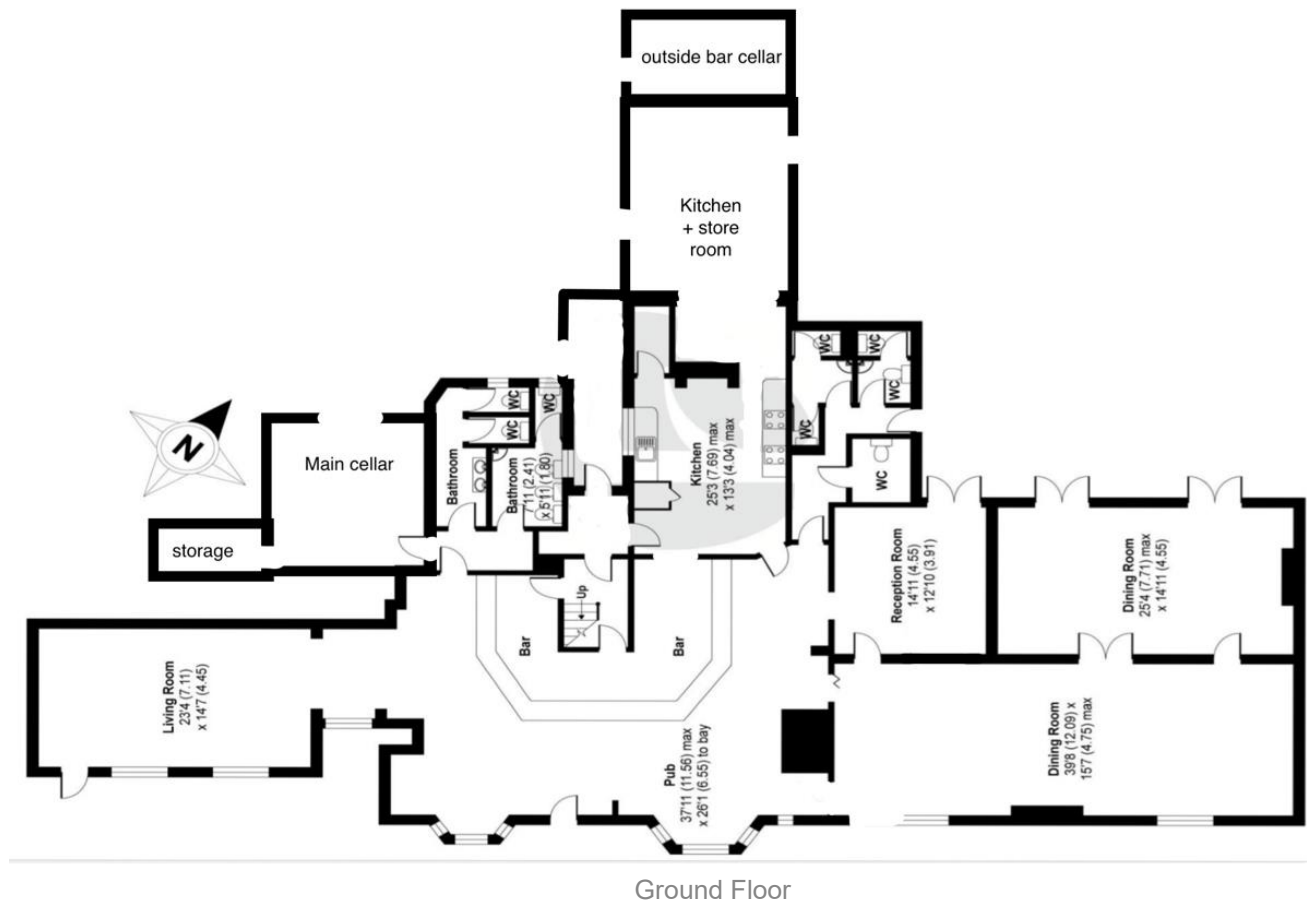
Location Plan



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



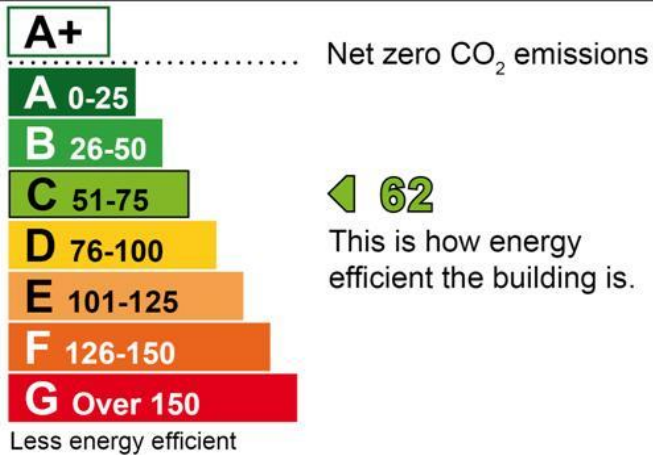
Floor Plan



Ground Floor

EPC

Energy Performance Asset Rating



Site Plan



Source: HM Land Registry. Not to scale - provided for indicative purposes only.