



Chartered Surveyors &  
Commercial Property Consultants

**VILLAGE PUB & RESTAURANT OR  
RESIDENTIAL CONVERSION/DEVELOPMENT  
FOR SALE**

**THE SWAN INN, CRAVEN ROAD, INKPEN  
HUNGERFORD, RG17 9DX**

**APPROXIMATELY 1.30 ACRES (0.53 HECTARES)**



**APPROX 15,000 SQ. FT. OF EXISTING BUILDING**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

From M4 Junction 14, proceed south to Hungerford. Continue onto Hungerford High Street, under the railway bridge, turn first left into Park Street for the common. Turn right on the common - signposted Inkpen. Follow the road, The Swan Inn will be found on your left hand side after approximately 3 miles.

The property is 50m from a bus link to Hungerford & Newbury where mainline railway links are available to London Paddington and west.

## **DESCRIPTION**

[www.theswaninn-organics.co.uk](http://www.theswaninn-organics.co.uk)

Independent pub & restaurant with 13 luxury en-suite bedrooms and function room.

The premises also benefit from an organic farm shop and separate butchery.

The property includes main bar, restaurant and restaurant bar with approximately 50 covers, separate breakfast room with 14 covers, fully fitted kitchen and utility.

The existing building totals approx 15,000 sq. ft. on two floors

## **REDEVELOPMENT OPPORTUNITY**

The site area totals approximately 1.3 acres. This is split existing buildings of 15,000 sq. ft. on two floors, with potential to also convert the loft. Car parking to the front for approximately 50 cars and to the rear a large garden currently laid to lawn.

The property offers excellent scope for improvement and expansion or redevelopment subject to planning. To this end the site benefits from a large capacity aerobic sewage treatment plant with full environmental consent, 3 phase power with the existing building capable of conversion to circa 14 apartments with potential for further development in the grounds which could include 3 detached houses on the existing car park.

The property could suit a private residential or retirement development, Audley Luxury Retirement Village, Inglewood is less than a mile away with its benefits including restaurant, bistro, gym and swimming pool available under monthly membership.

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## **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of C and a score of 70.

## **PROPOSAL**

Offers are sought in excess of £1,250,000 (One Million Two Hundred & Fifty Thousand Pounds).

The owner will consider conditional offers subject to planning for the whole.

VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

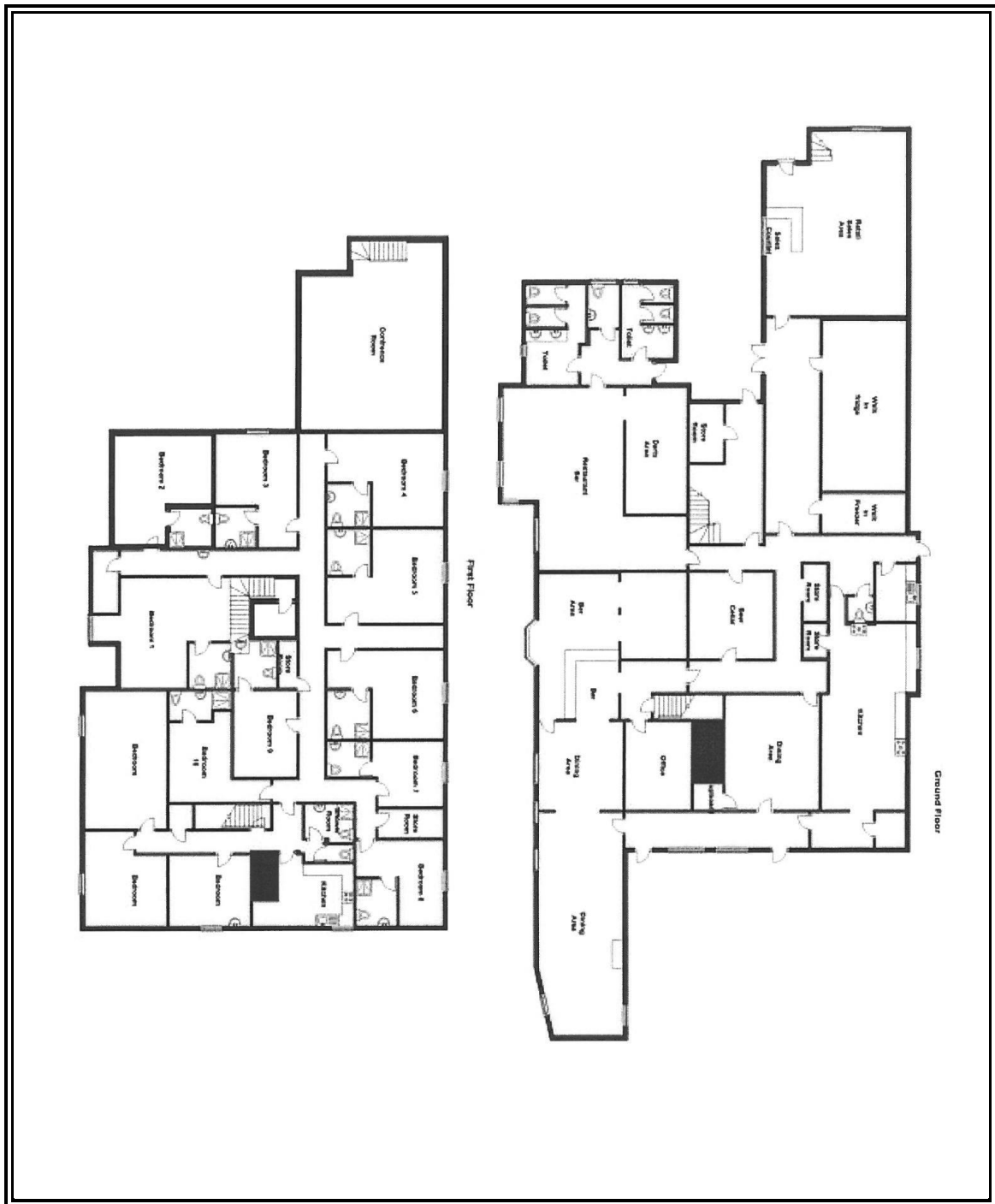
August 2023

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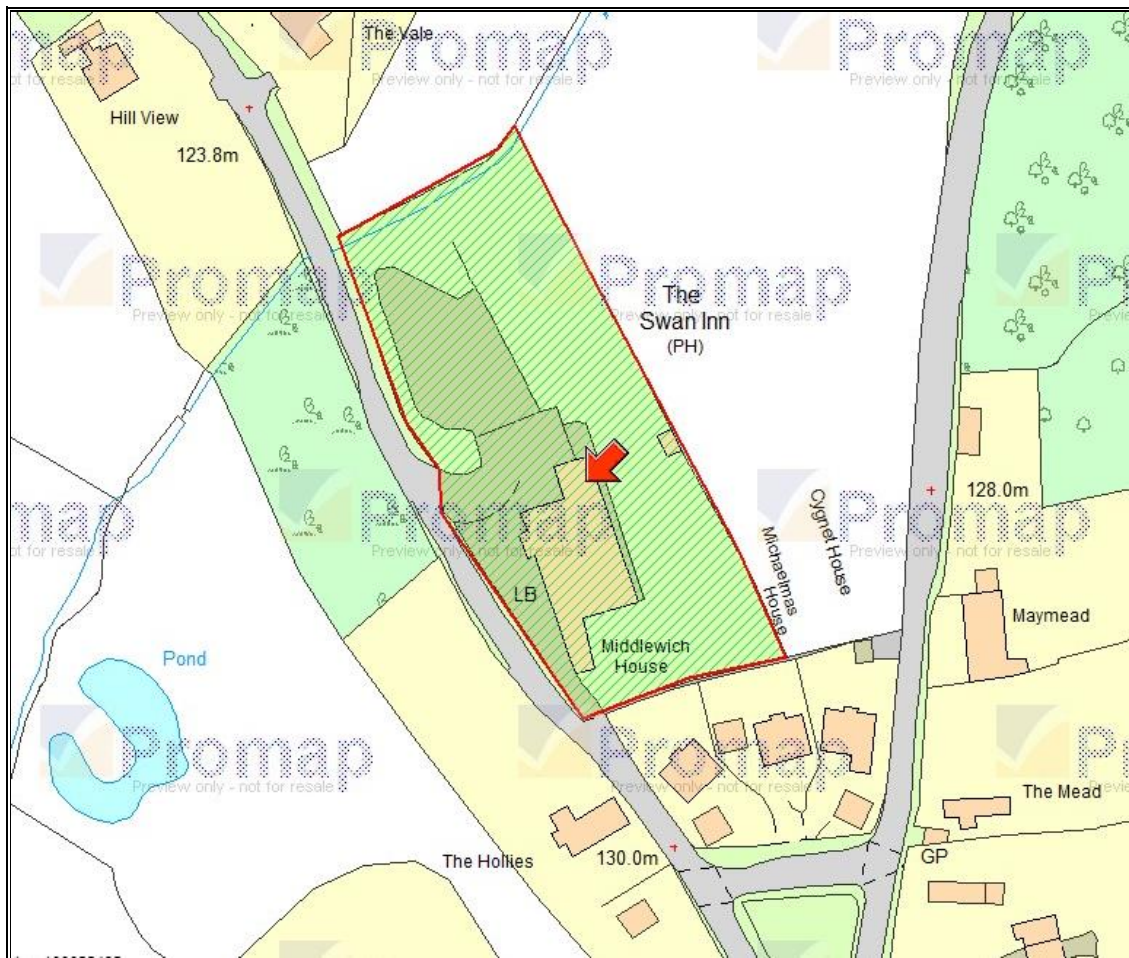
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Floor Plan



## Approximate Site Plan

The site comprises the footprint of the building (Approx. 15,000 sq. ft. total on two floors) plus car park (50 car capacity) and garden area to the rear. The site totals approximately 1.3 acres (0.53 hectares). The existing pub would lend itself to conversion with an additional 3 dwellings in the current car parking area.



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