



Lickfold Inn

LICKFOLD, NR LODSWORTH, PETWORTH, WEST SUSSEX GU28 9EY



LICKFOLD INN

PRICE GUIDE: £775,000



An interesting and spacious licensed freehold property of around 4,800 square feet (gross) including detached lodge, in grounds of 0.77 of an acre.

THE PROPERTY

The Lickfold Inn has been a very popular public house over the years, but due to economic pressures, ceased trading on 26th August 2010. The property could be suitable for a variety of uses including residential, subject to the necessary Local Authority consents. The property is Grade II listed and dates back to the 17th century. The Local Authority has just listed the Lickfold

Inn as a community asset, which gives the local community groups the opportunity to confirm whether or not they wish to purchase the property by 21st March 2014. Further information can be obtained from the Local Authority's website (www.chichester.gov.uk), or the selling agents.



EXTERNALLY

Externally there is an attractive two bedroom detached lodge house with vaulted sitting room, two bedrooms and kitchen, as identified on the attached plans and drawings. The drive to the car park passes between the main part of the property and the lodge house. There is further parking to the north of the property at the junction with the Lickfold Road.

OFFERS

Offers are sought on an unconditional basis for the freehold interest.

TENURE

Freehold

SERVICES

Mains water, electricity. Private mains drainage. No gas connected to the property, Calor gas for cooking.

BUSINESS RATES

The property is in an area administered by Chichester District Council and the Rateable Value is £47,250 (with effect from 1st April 2010)

SITUATION

Lodsworth is a highly regarded and sought after village in the picturesque county of West Sussex. There are local services in the village including a church, shop and public house. More comprehensive facilities can be found in nearby Petworth, Midhurst and Haslemere, with a selection of specialist shops. Haslemere main line stations offers a frequent service to London, Waterloo (49 mins), and Pulborough offers a frequent service to London, Victoria

(1hr 23mins). Lodsworth lies within the newly formed South Downs National Park, which is an area of outstanding natural beauty, offering many miles of excellent walking and riding. There are excellent recreational facilities in the area, with polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Pulborough and Liphook and sailing out of Chichester Harbour and other centres along the South Coast.

PETWORTH 4.5 MILES

MIDHURST 4.4 MILES

HASLEMERE 8.4 MILES

PULBOROUGH 10.4 MILES

CHICHESTER 16.7 MILES

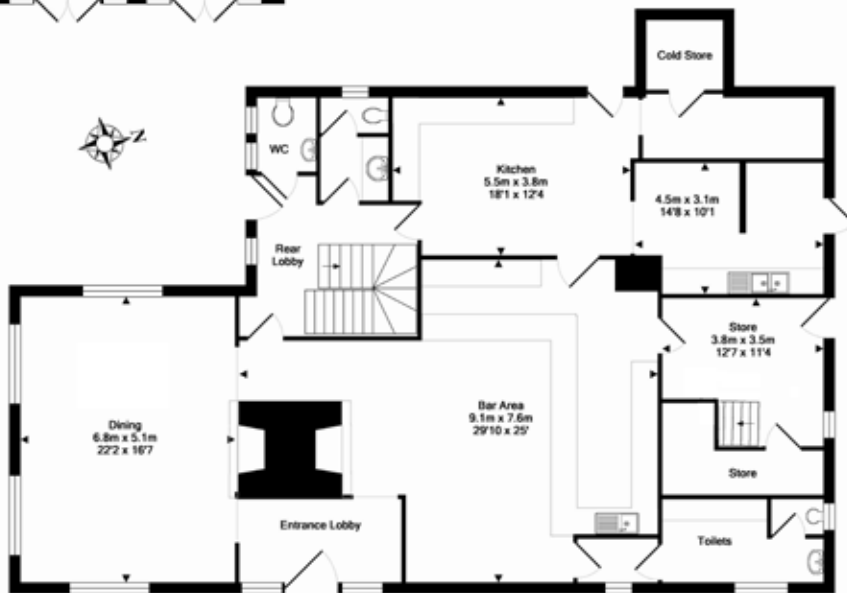




Bungalow location
not to scale or orientation.

Total Approx. Gross Internal Area 79.4 Sq.M. (854 Sq.Ft.)

For Haslemere purposes only. Decisions on fixtures, fittings, materials and furnishings do not represent the condition of the property. Measurements are approximate. Not to scale. www.clarkegarnon.co.uk



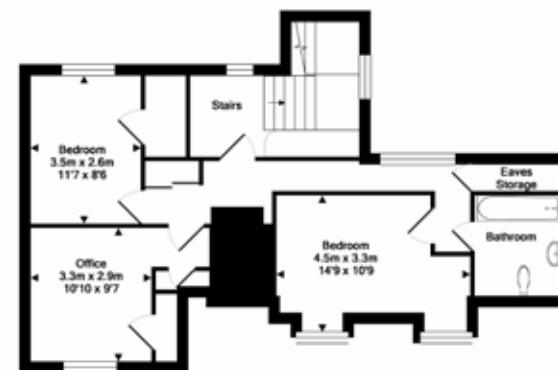
Ground Floor Approx. Gross Internal Area 187 Sq.M. (2012 Sq.Ft.)

Total Approx. Gross Internal Area 362 Sq.M. (3895 Sq.Ft.)

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1st Floor Approx. Gross Internal Area 112 Sq.M. (1205 Sq.Ft.)



2nd Floor Approx. Gross Internal Area 63 Sq.M. (678 Sq.Ft.)

HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE,
SURREY GU27 2LA

T: 01428 664 800 F: 01428 664 252

E: haslemere.sales@clarkegarnon.co.uk

clarkegarnon.co.uk

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

DIRECTIONS

From our office in Haslemere, proceed up the High Street, turning left at the Old Town Hall onto the Petworth Road (B2131). After approx. 2 miles, at a sharp left hand bend, turn right into Jobsons Lane and follow this road for approx. 3 miles and the property will be found on the right hand side.

VIEWINGS BY APPOINTMENT ONLY

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

SHERE OFFICE
T: 01483 202 016

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223 101

CLARKE  GAMMON
WELLERS