

BOLD FORESTER

FORESTER ROAD, SOBERTON, HAMPSHIRE SO32 3QG

FREEHOLD PUBLIC HOUSE WITH DETACHED CHALET



savills

HIGHLIGHTS INCLUDE:

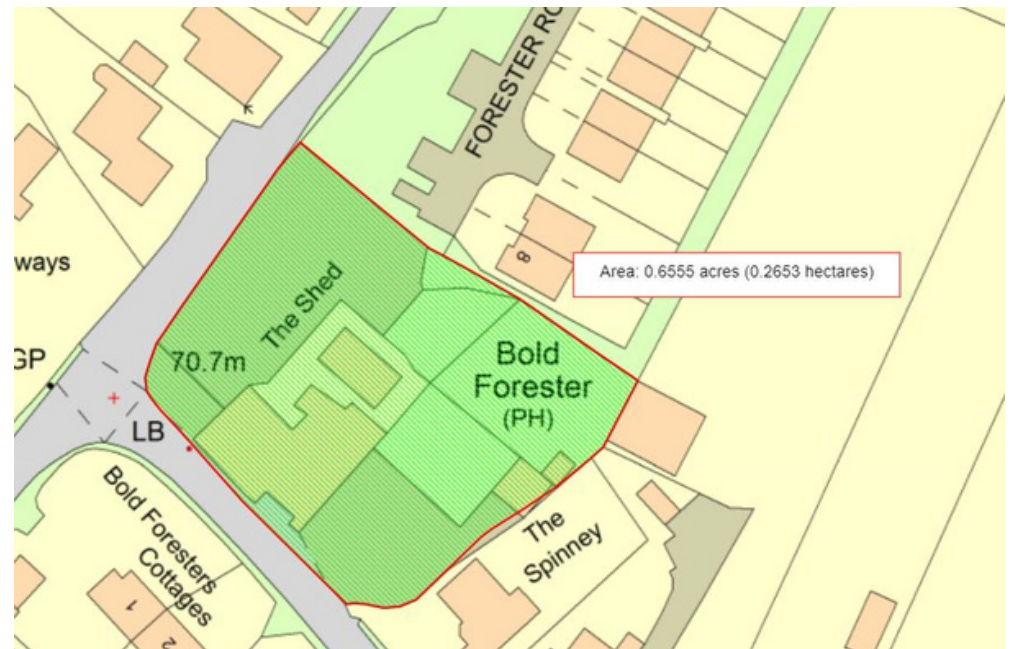
- Detached freehold countryside public house set in a 0.66 acre plot in the Meon Valley
- Includes a detached cottage (GIA 1,044 sqft) currently let on an AST generating income
- Public house (GIA 3,875 sqft) trading on ground floor with first floor 2-bed living accommodation
- Ground floor trading areas (80+ seats) beer garden (124+) and detached village shop
- Freehold offers in the region of £695,000 plus VAT

LOCATION

The Bold Forester is located in the Meon Valley amongst the villages of Soberton Heath and Soberton in the southern county of Hampshire. The property is situated 15 miles (24 km) south east of Winchester, 18 miles (24 km) east of Southampton and 10 miles (16 km) north of Portsmouth. The property sits in attractive countryside on the edge of the South Downs National Park surrounded by numerous other villages including Hambledon, Droxford and Wickham. The area is administered by Winchester City Council. All distances are approximate.

DESCRIPTION

The property comprises a detached two-storey building of brick construction under a pitched tile roof with single storey pitched roof extensions to the rear. We understand the original public house building dates to 1709 being extended in the 19th and 20th centuries. Adjacent to the public house is a detached two storey chalet building and retail "village shop" unit. The properties sit within a plot of approximately 0.66 acres with two car parks and both private and trade gardens.



PUBLIC HOUSE TRADING & ANCILLARY AREA

The public house property is configured to provide a three section ground floor customer areas with informal bar areas and restaurant. There is seating for approximately 86 customers throughout. The property is well presented and recently refurbished to complement the traditional interior features. Ancillary space includes trade kitchen/preparation areas, storage, walk-in-fridge and office. Two sets of customer WCs are located at each end of the property.

LETTING & LIVING ACCOMMODATION

Pub: Located at first floor level is private living accommodation comprising two bedrooms, kitchen, reception and bathroom.

Cottage: Adjacent to the public house and situated within its own plot is a detached two storey building of brick and wood frame construction with sections clad in weatherboard under a pitched tile roof. At ground floor level is an open plan kitchen and dining room, reception and bathroom. At first floor are two double bedrooms and bathroom. The property is finished to a good standard. Externally the property benefits from a small private patio.

Pub: The approximate Gross Internal Areas are as follows:

FLOOR	Sqft	Sqm
Ground	5,035	282
First	840	78
TOTAL	3,875	360



Cottage: The approximate Gross Internal Areas are as follows:

FLOOR	Sqft	Sqm
Ground	522	48.50
First	522	48.50
TOTAL	1,044	90

EXTERNAL AREAS

Located to the side of the property are external customer areas with a beer garden and picnic benches with seating for 124, including under a wooden frame raised decking, a children’s play area, and "kitchen" section. In addition there is a outside bar. There are two car parks to the rear and front for approximately 30 spaces. Situated to the rear is a detached retail building which previously operated as a local village store.

PLANNING & CONSERVATION

We understand the property is Grade II listed but is not located within a conservation area. We further understand the main property operates as a public house (sui generis) under The Town and Country Planning (Use Classes) Order 1987 (as amended) and the detached residential accommodation is used a private residential dwelling. The former detached garage benefits from planning permission for retail use. Interested parties should satisfy themselves on all planning and conservation related matters.

LINKS

[GOOGLE STREET VIEW](#)



[BIRDS EYE VIEW](#)



SERVICES & FIXTURES & FITTINGS

We understand the main public house and cottage are connected to mains water and electricity, the kitchen uses LPG. Heating is provided by oil. The properties are connected to a sewerage treatment plant. The detached retail unit is not connected to water or drainage. The property is to be transferred as seen, inclusive of trade fixtures and fittings. These items are not warranted.

TENURE & PRICE

Freehold.

Offers are invited in the order of £695,000 plus VAT, for the benefit of the freehold interest in the public house, living accommodation and retail unit (Title HP439548).

The sale may include the unexpired term of the AST in the cottage.

RATING & COUNCIL TAX

The subject property is entered in the 2026 Rating List with a Rateable Value of £19,250. This is not the rates payable. Please check with the VOA for the most up to date information on all rating matters. The residential cottage property is under Council Tax Band B (Winchester City Council) with an annual council tax to March 2027 of £1,786.

ENERGY PERFORMANCE CERTIFICATE

The public house EPC Rating is D-83.

The cottage EPC Rating is D-55 (expired December 2025 - renewal pending).

PREMISES LICENCE

The property benefits from a Premises Licence (Ref. 22/00587) in accordance with the Licensing Act 2003.

We understand that the property is permitted to sell alcohol Monday to Saturday 10:00-23:00 and Sunday 12:00-22:30.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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THE BUSINESS & VIEWINGS

The business is trading. Formal viewings can be made strictly by appointment with Savills. Where appropriate, we recommend interested parties carry out a discreet customer inspection in the first instance. We kindly request that no approaches are made to staff or the business directly.

BASIS OF INSTRUCTION

Savills are instructed on behalf of Nicola Layland and Nick Myers, both of Leonard Curtis, acting as joint administrators of Tenth Harmony Limited (the owners).

CONTACT

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