

The Oak and Ivy

Rye Road, Hawkhurst, Kent, TN18 5DB



GRADE II LISTED PUB **FOR SALE**

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Key Features

- Freehold
- Grade II Listed Country Pub
- Within 1.51 Acre Plot
- Three bedroom private accommodation
- Potential for alternative use (subject to permissions)
- Car Parking to the front

Location

The property is located in the village of Hawkhurst in Kent. It is situated just off the A268 which connects Hawkhurst and Sandhurst. It is accessible via the A229 running between Maidstone and Hurst Green as well as the A21 trunk road running between Hastings and the M25 at Sevenoaks.

What3Words [///debating.rival.mysteries](https://www.what3words.com/debating.rival.mysteries)

Description

The property is a detached country pub which comprises a two-storey whitewashed building with pitched tiled roof, traditional chimney stacks and other period details. The pub fronts an area for external seating and car parking which is accessible directly from the main road.

The main building features green-painted timber window frames and doors, with a mixture of sash and casement styles, adding to its character. Several windows are currently boarded, and the exterior shows signs of age and weathering, providing potential for sympathetic restoration.



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Accommodation

Internally the property is arranged to accommodate bar area, commercial kitchen and seating on the ground floor, with private accommodation on the first floor. The ground floor requires substantial fit-out and refurbishment to trade as a pub. The existing accommodation extends to the following floor areas based on Gross Internal Area (GIA).

Area	Sq Ft	Sq M
Ground Floor	2,770	257.31
First Floor	1,159	107.70
Second Floor	505	46.96
Basement	262	24.36
Total	4,696	436.27

The property benefits from external car parking spaces and is on a plot of 1.51 acres.

Planning

The property has approved Listed Building Consent for Demolition of existing side extension and outbuilding, construction of new side extension, full refurbishment to existing Grade II listed public house, landscaping including overflow car park and new site access - **23/00292/LBC**

The approved alterations would extend the ground floor to 4,833 sq ft (449. sq m).

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



Price / Tenure

The Freehold is available. Price on application.
Further details available upon request.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Rateable Value

The rateable value of the property is shown on the Valuation Office Website is RV £14,750 @ 49.9p in the £
Rates payable £7,360.25 for the year 2025/26

EPC

Rating D (76)

Legal Costs

Each side to bear its own legal and professional costs

For all Viewings and Enquiries contact:

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