



THE WALHAMPTON ARMS

Lymington, Hampshire, **S041 5RE**

FOR SALE

**OFFERS IN EXCESS
OF £1,200,000**

An exceptional freehold pub with 11 guest bedrooms and planning permission for an additional 4. Set in a vibrant, affluent community along the south coast with a detached 5 bedroom farmhouse offering further development opportunity.

**Lambert
Smith
Hampton**

Key Highlights

- A high quality freehold managed property
- Prime desirable affluent south coastal location
- Community & family pub/restaurant operation
- Tailored offering to suit the local market
- Property set in its own grounds
- Over £550,000 investment within last 5 years
- 11 guest bedrooms with PP for further 4
- Impressive KPI's
- Net annual turnover in excess of £650k



**WALHAMPTON
ARMS**

Pub & Dining • Lymington



The Walhampton Arms

The Opportunity

This exceptional freehold property presents a unique chance to acquire a prime hospitality asset in a market where such opportunities are increasingly scarce. The venue enjoys a prominent location within an affluent catchment area, ensuring strong and consistent engagement.

The pub delivers a welcoming atmosphere, an extensive and high quality food and drink offering, and outstanding service - all set against a picturesque backdrop. The Walhampton Arms further enhances its appeal with 11 well-appointed letting rooms, adding a valuable accommodation revenue stream.

This is a rare opportunity to secure an established, highly profitable business comprising a solely freehold asset, projected to achieve circa £900k in revenue by 2027. Operating in the sweet spot of the UK pub market along the sought after south coast, this venue has a proven track record of generating roust profits.

Beyond financial performance, the property supports local suppliers, events and activities.



Walhampton Arms

The Walhampton Arms is set within the surroundings of the New Forest National Park, just minutes from the busy market and yachting town of Lymington. With views stretching across the Solent to the Isle of Wight, it's the ideal location for guests to relax and explore the natural beauty and charm of the area.

The property includes 11 en-suite bedrooms, each featuring luxury bathrooms, walk-in rainfall showers, flat-screen TVs, complimentary Wi-Fi, tea and coffee facilities, and a choice of cooked or continental breakfast.

Looking ahead, planning permission has been granted to add four additional guest bedrooms, with development scheduled for 2027, further enhancing The Walhampton Arms as a premium hospitality destination in the New Forest.

Acquired: 2011

Capex (last 5 years): £580k

Listed: Grade II

Car park: 40

Internal covers: 150

External covers: 80

Guest bedrooms: 11 with planning permission to add a further 4

Manager accommodation: In the adjacent farmhouse is a 2 bed managers flat on the ground floor with 4 staff bedrooms and shared facilities above.

Rateable value (2026): £35,000

www.walhamptonarmslymington.co.uk



Development

In addition to the business, the plot includes an attractive five bedroom detached farmhouse, featuring its own separate road access. The property is currently used for staff accommodation although has scope to be divided from the pub title, allowing it to be sold independently. While no formal planning application has been submitted, preliminary discussions indicate there are few obstacles to achieving this.



Red – Site Outline
Blue – Detached Farmhouse

Additional Information

OPENING TIMES

Monday - Saturday 10:00 - 20:30, Sunday 12:00 - 20:00

EPC

C61

TENURE

Freehold.

STAFF

All current unit staff will be transferred with the business under TUPE (Transfer of Undertakings with the Protection of Employment). Details can be provided during the buyer due diligence process.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TRADE FIXTURES & FITTINGS

The trade fixtures and fittings at present in the property are owned outright and included within the sale.

LICENSING

Monday - Sunday 10:00 - 01:00

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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