



18 February 2016

Frost Planning  
Normans Hall  
Chelford Road  
Prestbury  
Cheshire  
SK10 4PT  
For the attention of Andy Frost

Dear Sirs,

**HAYCUTTER INN, 69 TANHOUSE ROAD, OXTED RH8 9PE**

**1.0 INTRODUCTION**

This report has been prepared in connection with a planning application which you are submitting for alterations and extensions to the Haycutter Inn, 69 Tanhouse Road, Oxted RH8 9PE (the "Haycutter") on behalf of the owners Brunning and Price Limited. We understand that the report will form part of the supporting documentation for a planning application which is being submitted to Tandridge District Council.

The Report has been undertaken by JCA Shorthouse BSc FRICS. James Shorthouse is a Director of Colliers International and is a specialist in Licensed & Leisure property with 25 years' experience in the pub, bar and restaurant sectors. Mr Shorthouse is based in Colliers London head office but has UK wide experience and responsibilities as the Head of Colliers Licensed & Leisure Team. Mr Shorthouse acts for a range of operators, investors, banks and other parties involved in the UK licensed property sector.

**2.0 SCOPE**

This report includes a description of the Haycutter, a review of its historic trading performance and operating format, analysis of the provision of other licensed premises in the vicinity, our opinion of its future viability as a public house, and our views on the necessity for the scale and nature of the proposed alterations and extensions.

### 3.0 INFORMATION

You have provided us with plans for the proposed alteration and extension, and we have also obtained historic trading and occupational agreement data from the previous owner, Punch Taverns, by their selling agent Fleurets.

We have undertaken our own research into the property and the surrounding area, and we have referred to databases of information we hold on other public houses in the area and their trading formats and performance.

We inspected the property on 8 December 2015. As at that date it had ceased trading and had been secured against vandalism, but we were able to access all public areas, service areas and living accommodation.

### 4.0 THE PROPERTY



The Haycutter is a detached building, dating in part from the 19<sup>th</sup> Century, which stands in a semi-rural location to the south of Oxted. It is at the end of a row of houses with fields to the front and rear. It occupies a site of approximately 0.75 acres which includes a car park, beer garden and land. The location of the property and the boundaries of the site are more fully identified in the maps in Appendix I.

Various alterations and additions have been made to the property over many

years, and the ground floor has been reconfigured to create a series of interlinked trading areas grouped around the central bar. To the rear is a skittle alley function room, and there is a store room to the rear of the main building. There is a basement beer cellar, whilst to the first and second floor are a total of six rooms and a bathroom which have previously been used as a living accommodation for the tenant / manager.

## 5.0 LICENCING

The Haycutter holds a Premises Licence under which the permitted hours for the principal licensable activities are;

	Sale of Alcohol	Live Music
Monday – Wednesday	10.00 to 23.00	10.00 to 23.00
Thursday & Saturday	10.00 to 00.00	10.00 to 00.00
Sunday	12.00 to 22.30	12.00 to 22.30

## 6.0 PLANNING

Prior to the discussions which you are currently having with Tandridge Council there has been relatively little relevant planning history associated with the property. The only applications of note were in 2007 for the construction of a smoking shelter and alterations to a window.

The property is in the Green Belt and is in a Conservation Area.

On 7 July 2015 the “Haycutter Supporters” nominated the Haycutter as an Asset of Community Value. The nomination was accepted by Tandridge Council and the property is now listed as an ACV.

## 7.0 TRADING HISTORY

The Haycutter is a traditional pub which has gone through various changes of occupier over the years with a variety of operating models attempted. Whilst the pub has retained the usual features of a country pub – open fires, traditional bar, car park and a beer garden it has also tried to adapt to changes in customer demand and the impact of the drink driving laws by investing in a small kitchen and introducing a food offer. That said, in our opinion, the limited size and quality of the kitchens and public areas always meant that the chances of long term success were limited.

Prior to its acquisition by Brunning and Price Limited the property was owned by Punch Taverns Limited. Punch is a large nationwide pub company which leases its assets to individual operators under a variety of short and long term leases, tenancy agreements and management contracts.

The Haycutter was, until 2002, run by a long term tenant. When that operator's lease expired they decided not to renew and the property has subsequently been let to a series of operators who have had a variety of leases and tenancies;

Tenant	Agreement Type	Start Date	Agmt End Date	Actual End Date	Comment
Execs of Mr B Aldridge	Lease	13/03/1992	12/03/2002	02/01/2002	Long term tenant
Ms L Cooper	Lease	03/01/2002	02/01/2022	25/07/2011	Lease terminated 11 years early
Miss Y Wright	Series of Tenancies	26/07/2011	08/01/2017	09/08/2012	Tenancy agreement terminated after 13 months
Ms J Doherty	Lease	10/08/2012	09/08/2022	13/09/2015	Operator traded for 3 years and lease was terminated 7 years early

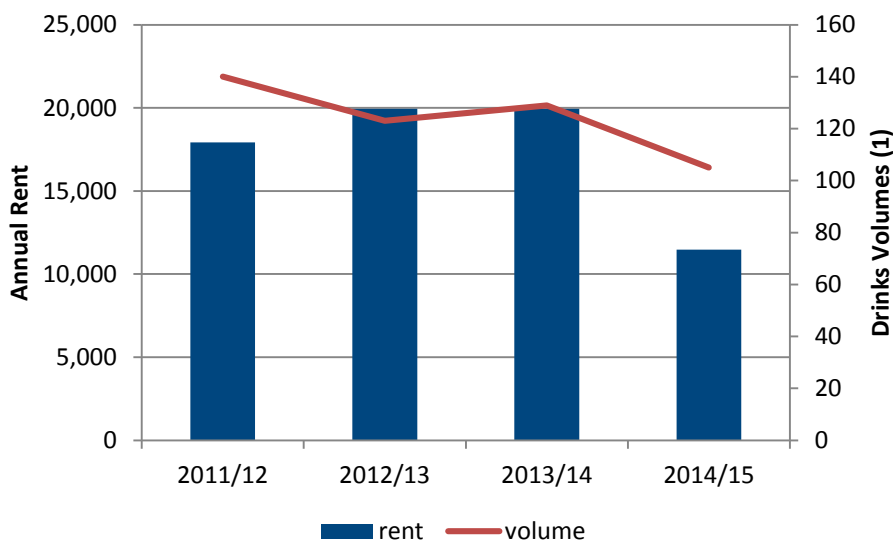
Whilst Punch has been successful in recruiting tenants it is notable that none of them have been able or willing to remain in occupation for the full term of their lease.

It is clear that the various operators have, with the support of Punch, tried a number of strategies to build trade including introducing quiz nights, entertainment and hosting functions. Most notably they have tried to adapt to changing customer expectations by serving food, although the physical limitations of the property always mean that the Haycutter was going to be at a disadvantage to larger and better configured pubs in the vicinity.

The tenants had developed a website for the pub [www.thehaycutteroxted.co.uk](http://www.thehaycutteroxted.co.uk) to advertise the business, and used Social Media to help promote regular and one-off events including live music, beer festivals and quiz nights. There are a number of reviews on social media (Facebook, Trip Advisor, Beer in the Evening etc) which suggest that the pub had some success but also sometimes struggled to meet customer expectations, particularly in respect of the food offer.

[www.thehaycutteroxted.co.uk](http://www.thehaycutteroxted.co.uk) is a reasonable quality and informative website which confirms that the extent of these activities, but despite the best efforts of the tenants we understand (and the data supplied by Punch confirms) that the business became unviable leading to its eventual closure.

Punch has provided us with details of the rents received from the Property and the quantities of drinks supplied to the tenants under the terms of the "tied" lease under which it was occupied;



(1) Drinks volumes are measured as the equivalent of a brewer's barrel which equates to 36 gallons (288 pints) of beer.

It can be seen that the volumes have been declining for a number of years. Tenants are not obliged to disclose their financial records to Punch and we cannot therefore comment on the actual levels of revenue and profit which the business generated for them. As a guide however we would comment that, for pubs of this type, the rent paid by the tenant would typically equate to 40 to 50% of the operating profit of the tenant's business. Rents are freely negotiated between the parties so we would consider that this "rule of thumb" is a useful guide.

The average rent paid over the last four years was £17,300., and it can therefore be seen that the tenant was likely to have been earning less than £20,000 pa, which equates to less than 80% of the average UK salary.

This level of earnings is unlikely to generate sufficient capital to allow a tenant to continue to invest in the business, or to reposition it to meet the changing demands of the customer base.

## 8.0 OTHER PUBS / RESTAURANTS IN THE AREA

From our inspection of the area we noted a number of other public houses in the vicinity. The relevant nearby public houses are noted on the location map within **Appendix 2** and summarised as follows:-



Oxted Inn  
1-4 Station Road West  
Oxted  
RH8 9HR  
0.95 miles

A JD Wetherspoon pub in Oxted town centre. All day trade but predominantly wet led. The “value” pricing model is typical of JDW pubs.



Old Bell  
68 High Street  
Oxted  
RH8 9LP  
0.7 miles

A Chef & Brewer branded pub which is in the older part of Oxted. Mid price menu and wide drinks offer. Has a car park and beer garden to the rear.



Bull Inn  
High Street  
Limpsfield, Oxted  
RH8 0DR  
1.39 miles

A former coaching inn located in the older part of the village. Understood to be privately owned and has a good food trade. Includes a car park and beer garden.



Crown Inn  
53 High Street  
Oxted  
RH8 9LN  
0.7 miles

Also in the old part of Oxted this pub has a broad based trade with bar, food, live music and events such as a beer festival.



Diamond  
Holland Road  
Oxted  
RH8 9BQ  
1.03 miles

Independently run pub which has a bar, separate dining room, car park and garden. Recent change of operator and has a traditional pub food offer.



Barley Mow  
Tandridge Lane  
Oxted  
RH8 9NJ  
1.14 miles

Owned by Hall and Woodhouse and offering a range of ales, traditional pub food menus and 3 letting rooms. Good size car park and beer garden with heated patio.



George Inn  
52 High Street  
Oxted  
RH8 9LP  
0.71 miles

A food led business which changed hands in mid-2015 and now has a Spanish influenced menu. Grade II listed and having a traditional interior and two garden areas.



Royal Oak  
Caterfield Lane  
Oxted  
RH8 0RR  
1.95 miles

Privately owned pub on south side of Oxted. Large range of beers and cider and a traditional mid-price pub menu. Car park, outside seating and large garden.

From our research and analysis it is clear that most of the successful pubs in the area have a balanced trade which includes both food and drink. With the exception of the “value” driven Oxted Inn, the rest of the pubs in the area operate at a mid-market or premium price point. Some are privately owned / operated whilst others trade under recognised brands (JD Wetherspoon’s and Chef & Brewer).

Whilst the Haycutter occupies a generous size site and has an attractive beer garden and space for car parking the buildings are small in comparison to its competitor set, all of which have substantial public areas and bigger kitchens and service areas.

## 9.0 DEMOGRAPHICS OF THE SURROUNDING AREA

We set out below a chart depicting the demographic profile of the local population compared to the UK base.

Demographic Analysis in 5 mile radius



Source – Experian Mosaic data

The Mosaic profile shows that the 57.4% of the local population falls into three dominant socio economic groups;

Prestige Positions – Established families in large detached homes living upmarket lifestyles. Average income £100 - £149k

Domestic Success – Thriving families busy bringing up children. Average income £70 - £99k

Country Living – Well off homeowners in rural locations enjoying the benefits of country life. Average income £100 - £149k

All of these groups are likely to most often choose pubs because of the availability of good quality food and the availability of parking and other amenities. The trading profile of the other pub / restaurants in the area confirms that businesses in this market are succeeding.



## 10.0 ECONOMIC COMMENTARY

Over the past few months there have been a number of positive indicators that the UK has begun a sustained economic recovery, which has to be seen as encouraging. Preliminary figures released by the ONS in July showed that GDP increased by 0.7% in Q2 of 2015 and that GDP per head is now broadly equal to the pre-economic downturn in Q1 2008.

Figures from the ONS also showed the unemployment rate at 5.6% of the economically active population for the period to the end of May 2015, an increase of 15,000 people, and the first increase for 2 years. Average pay, excluding bonuses, was up by 2.8% compared to 12 months earlier, and the fastest rate of growth since February 2009.

The Consumer Prices Index (CPI) for the year to end Sept 2015 showed 0% inflation, down from the 0.1% reported at the end of July. The decrease is accounted for by smaller than usual rises in clothing prices and a fall in food and fuel costs.

In December 2014 the Bank of England and HM Treasury announced an extension to the Funding for Lending Scheme (FLS) aimed at building on the success of the FLS so far with three main objectives: to give banks and building societies confidence that funding for lending to the UK real economy will be available on reasonable terms until January 2016; to increase the incentive for banks to lend to small and medium-sized enterprises (SMEs) both this year and next; and to include lending involving certain non-bank providers of credit, which play an important role in providing finance to the real economy.

At its most recent meeting the Bank's MPC voted to keep the Base Rate at 0.5% and maintain the stock of asset purchases (QE) at £375 billion. Given the current lack of inflationary pressures, it is very unlikely that interest rates will rise for at least another 12 months, and that future increases will be in small steps.

Provisional figures published by Visit Britain show that whilst overseas visitor numbers were 3% higher in the period Sept 2013 to August 2015 than in the preceding 12 month period, actual spend was 2% lower at £21.56 billion.

The July 2015 Budget included a number of measures which will impact on the leisure sector – the move to a National Living Wage ("NLW") of £9 by 2020 will increase operating costs for many parts of the sector, particularly away from the more affluent South East, and whilst a proportion of customers will enjoy higher earnings as a result of the NLW, others will be affected by the reduction in working tax credits and the benefits cap.

The news has been dominated recently by the crisis in the Middle East, and by on-going political and economic problems in the Eurozone, and whilst the UK is not part of the Eurozone, its economy is still indirectly impacted by any major upheaval affecting that currency.

Whilst overall the indications are that Britain is well on the road to a sustained balanced economic recovery, with business confidence for the future growing across all sectors, there are political and macro-economic issues that could create challenges for operators and investors.

## **11.0 PUB MARKET COMMENTARY**

The last few years have been a challenging period for the pub sector with economic, social and regulatory pressures all impacting on owners, operators and investors. There are circa 48,000 pubs in the UK, around 20% fewer than at the turn of the millennium, and beer volumes have been in long-term decline. Nevertheless the beer and pub sector supports over 1m jobs across the UK and generates over £21 billion in taxes. The importance of the sector has been recognised by Government, and the reductions in beer duty in two recent budgets, although small, have been welcomed.

The long term decline in beer volumes continues in both On and Off Trade channels. Food has become an essential revenue generator for many operators, particularly in the managed house sector. Whilst UK alcohol consumption has dropped in recent years, the beer and pub sector still has annual sales estimated to be worth £21bn pa, generating £11bn of tax and directly or indirectly employing around 1 million people, almost half of whom are younger people. (source BBPA). The Chancellor's decision to make small cuts in beer duty in the 2013 and 2014 Budgets was welcomed across the industry, along with the recognition that the brewing and pub industry is a major employer across the UK.

M&C Allegra forecast 2.0% growth in pub revenues in 2015, exceeding those expected for casual restaurants, and for an average annual growth of 3.6% over 2015—2018. Managed house sales are predicted to grow by an impressive 6.6%. M&C Allegra calculate managed pubs currently comprise 18% of the market, but 44% of total sales, and the proportion is expected to grow to 20.9% over the next 3 years. Most managed house operators have been reporting increased sales and profits for the last 3 years. It took longer for the tenanted / leased sector to start to recover, but those pubs are now in growth, and we are seeing a general sense of increased confidence in this part of the pub sector.

The principal areas of contraction in pub numbers have been the tenanted / leased and freehouse segments, and we anticipate that regulatory and economic pressures will lead to further small, underinvested pubs, like the Haycutter, closing permanently.

In contrast the Managed house operators continue to develop and open new pubs for both branded and unbranded concepts and these new managed house openings are replacing some of the capacity lost from the other segments.

The pubs which have closed in recent years have, generally, been wet led businesses where there has been unwillingness, or inability, to invest. In its "Pub Visiting UK May 2015" report Mintel commented;

*Many of the venues which have closed in recent years were over-reliant on alcoholic drink sales, but are likely to also have had an insufficiently appealing food proposition. Venues where drink sales are two thirds or more from beer and cider have often struggled. Instead, those where alcoholic drink sales are only around 40-50% beer and cider, with around 20% each of wine, spirits and soft drinks, and supported with a family-led food offering, tend to have performed better.*

Mintel also surveyed 1,845 over 18 year old pub goers to identify what were the factors that would encourage them to visit pubs more frequently and found that;

*High-quality food is the factor most likely to encourage people to visit pubs more, underlining the need for landlords to provide appealing dining menus. The use of locally sourced food could meet this objective, 34% of pub-goers citing it as an enticement. Cheaper prices (48%) and more special offers (38%) are the second and third most likely enticements, reflecting the steady increase in the price of going to the pub.*

The pub and restaurant sector is one of the most entrepreneurial and dynamic parts of the economy with many new entrants annually. The selling of large numbers of pubs by the major pubcos and brewers has created the environment for successful operators to develop their brands and concepts, to attract investors and then to grow their estates. Brunning and Price, Oakman Inns and Peach Pubs are just three of the better known companies who have radically improved the reputation of pub restaurants over recent years, and brought a number of apparently "failed" pubs back into use.

The Haycutter is a prime example of a small underinvested pub which has become unviable, and the acquisition by Brunning & Price is the opportunity to reposition it as a quality destination pub restaurant.

## **12.0 BACKGROUND TO THE SALE**

We have spoken Mr Bob Barnett of Punch Taverns who dealt with the sale of the Haycutter Inn and was familiar with the background to the failure of the previous tenant. He commented to us that the previous tenant had been in occupation for a number of years and was considered to be a competent operator who had tried to develop the business by introducing food etc. Unfortunately these efforts had not been sufficient, and the tenant had not been able to invest the substantial

amount of capital required to extend the buildings and reposition the business so that it could compete with other pubs and restaurants in the area.

Punch had considered investing in the Haycutter itself, but its calculations showed that the property was not going to be able to deliver an economic return on Punch's investment under the tied lease model which Punch operates.

The Property was offered for sale via Fleurets, a recognised specialist pub agent with regional offices including ones in Brighton and London. We have received a report from Nick Earee, Divisional Director of Fleurets, which describes the marketing and sales process. This letter is included as Appendix 3 together with Fleurets sales particulars. In our opinion the sales process appears to have been thorough, and to have covered both on-line and national trade press marketing, along with local marketing using a For Sale board.

15 interested parties viewed the property, and three firm offers were received. One offer was from a party who intended to apply to convert the Property to an alternative use, which would have been contrary to the ACV, one from a potential pub operator who was unable to provide proof of funding, and one from the Restaurant Group (parent company of Brunning and Price Limited), who were the eventual purchasers.

The property has been awarded the status of an Asset of Community Value ("ACV") and we are aware that a member of the nominating party has met with Brunning and Price to discuss its proposals. Following that meeting we understand that the nominating party has advised the Council that it will not try to buy the property, and that it is happy with Brunning and Price's proposals to invest in the property and reopen it as a pub / restaurant.

### **13.0 BRUNNING AND PRICE LIMITED**

Brunning and Price is an award winning (voted Good Pub Guide Pub Chain of the Year on four occasions) operator of quality pub restaurants with 54 trading sites across the South East and North West of England. The typical Brunning and Price pub-restaurant has 150 covers (seats) and employs around 25 full time equivalent staff. In many instances they have invested significant sums in refurbishing, altering and reopening pubs similar to the Haycutter. Most recently they have reopened the Pheasant at Buckland near to Reigate after a £1.1m refurbishment which included upgrading the catering facilities and improving the car parking. This pub now has 166 covers and employs 27 full time equivalent staff.

#### **14.0 FUTURE VIABILITY OF THE HAYCUTTER**

The Haycutter is listed as an ACV which suggests that local residents believe, and the Local Authority agree, that it remains an important part of the fabric of the local community and that it should remain as a public house. However, it is a pub which no longer meets the demands of its customer base – the public areas are still roughly the same size as when the pub was built over 100 years ago and whilst the bar and skittle alley may have been adequate when the Haycutter was serving a very localised bar (drinking) trade they are now far too small.

The previous tenant was in occupation for a number of years and appears to have been a competent operator, introducing a number of initiatives to increase revenues. Despite these initiatives the business ultimately failed and closed.

It is clear from the Fleurets report that there was little demand for the Haycutter from the private market, most of whom we believe would have been put off by the significant capital investment required to reposition the business to meet the demands of the customer base.

The local demographics clearly indicate that the Haycutter is in an affluent part of Surrey, and the success of several other pub restaurants in the locality confirms that a good quality food led operating model can work. The party which made the ACV nomination has met with Brunning and Price and agreed that the proposals to extend and refurbish the property, and reopen it as a quality pub / restaurant, are suitable.

With the changes in customers' expectations over the last 20 years, successful village or country pubs now generally need to have enough room for both formal and informal dining as well as a bar area, and be capable of achieving sufficient levels of sales to make the business economically viable.

This requires the public and service areas to be of sufficient size to allow the levels of staffing and operational efficiencies which operators such as Brunning and Price employ across their estates.

The proposed alterations to the Haycutter will result in a Ground Floor with net internal area of 6,066 sq ft (563.60 sq m), a small basement beer cellar and small managers flat on the upper floors. There will be a total of 156 covers.

To put the proposals into context we have compared the size / capacity of the Haycutter assuming the proposed additions and alterations are built with the typical pubs which have or are being built by some of the UKs leading pub operators;

Operator	Total Size	Trading areas	Number of covers	Trading format
Marston's	6,000 sq ft	3,000 sq ft	150+	Family dining
Spirit (now Greene King)	6,500 sq ft	3,500 sq ft	140 – 150	Destination food
Mitchells & Butlers	6,000 sq ft	3,300 sq ft	160+	Premium food

It can be seen that Brunning & Price's proposals for the Haycutter are in line both with other pub restaurants which they operate, and with the size of property which their peer group has found to be economically viable.

In our opinion the only way that the Haycutter will have a long term economically viable future in the A4 Use Class is as a destination food led business and that the current buildings and external amenities need to be significantly enlarged to achieve this.

Yours faithfully

A handwritten signature in black ink, appearing to read "JA Shorthouse".

**James Shorthouse**  
**HEAD OF SPECIALIST DIVISION, LICENSED & LEISURE**

# APPENDIX 1: AERIAL IMAGE SHOWING LOCATION

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# APPENDIX 2: MAP SHOWING NEARBY COMPETITION

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Oxted Inn

Bull Inn

Old Bell

George Inn

Crown Inn

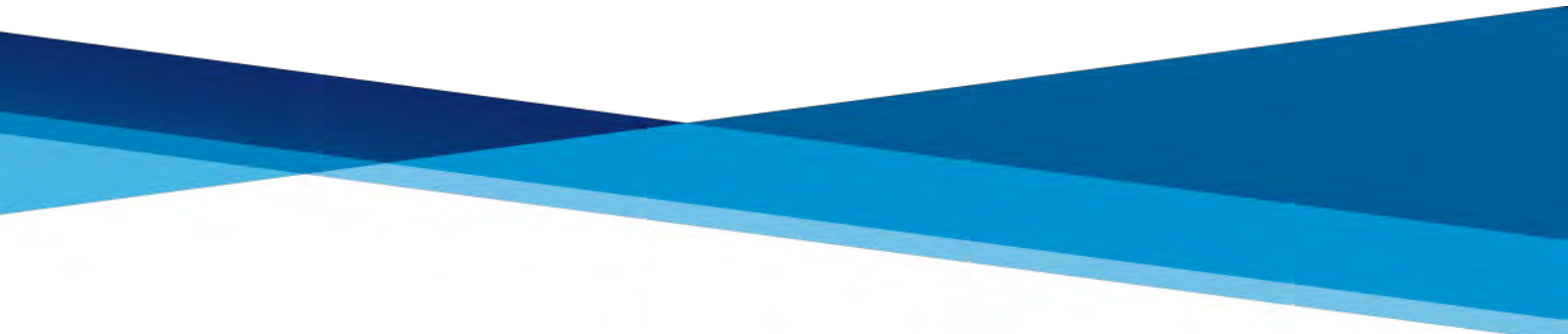
Barley Mow

Diamond

Royal Oak

# APPENDIX 3: FLEURETS SALE DETAILS AND MARKETING REPORT

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Our Ref: NSTVE/al  
Email: [nick.earee@fleurets.com](mailto:nick.earee@fleurets.com)

13<sup>th</sup> January 2016

James Shorthouse  
Head of Specialist Division  
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E [brighton@fleurets.com](mailto:brighton@fleurets.com)

**Fleurets.com**

Regulated by RICS

Dear James,

**Haycutters, 69 Tanhouse Road, Oxted, Surrey**

Having reviewed my file I am now in a position to report and provide an overview with regards to the marketing and disposal of the above on behalf of Punch Taverns Plc.

The Haycutters is situated in Broadham Green which is a hamlet on the fringe of Oxted and Hurst Green which comprises sparsely located residential properties. The property is just south of the M25, is equidistant between Reigate and Sevenoaks, and the local station has direct train links into central London.

It is historic 19<sup>th</sup> century country pub under a pitched tiled/slate roof with painted pebbledash and brick elevations with extensions and outbuildings. There is also a large trade garden to the rear of the property and ample car parking. The site area is approximately 0.75 acre.

I was instructed by Bob Barnett in April 2015 to inspect the property and provide advice regarding a potential sale. I subsequently made a full inspection of the property on Wednesday 22<sup>nd</sup> April. Following my inspection and discussions with Bob Barnett I was instructed to place the property on the open market with a guide price £650,000 ex VAT. Draft details were then prepared and following approval of same the freehold interest was placed on the open market on Friday 24<sup>th</sup> April 2015.

The details of the Haycutters (attached) were circulated to all those parties on our database who I felt may be interested in a property of this nature and those people who have specifically expressed interest in similar styles of operations in the area. Having dealt with many similar sales in the south east we have established contacts with licensed property operators, developers and a number of parties looking for properties for alternative use.

During the course of the marketing the availability was sent to 8,796 parties and as a result of the marketing campaign we had 319 requests for the details. In addition to the mailshotting and marketing I made personal contact with those parties on my hot list who I felt would be genuinely interested in a property of this nature.

With regards to the marketing in addition to the wide circulation of the details the property was advertised on our website [www.fleurets.com](http://www.fleurets.com) which currently generates 50,000 visitors, creating 463,000 page impressions a month. Our database of purchasers includes operators, investors, developers and individuals built over many years of activity and 60% of buyers are sourced from our website, database and negotiators. I was personally handling the sale from our Brighton office but the property was marketed on a local and national basis. A prominent 'for sale' board was also placed at the property (attached) and the property was advertised in the Caterer & Hotelkeeper on 15<sup>th</sup> May (attached)



## Haycutters Oxted

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As a result of the extensive marketing campaign I arranged and attended two open house viewing sessions and a total of 15 parties attended. Most of the viewers were looking at the property for conversion to residential and also the possibility of further residential development to the rear and side of the existing building. Others were looking at the site for other alternative uses.

As a result of the interest in the property we then set a closing date for offers of noon Friday 22<sup>nd</sup> May. We invited all parties to make an offer and also with their offer we asked for parties to provide us with an indication of their proposed use for the property and confirmation of their proposed funding arrangements.

Three firm offers were received. Alex Mallison had confirmed funding and was potentially in a good position to proceed but his intended use for the property was to convert it into a children's day nursery. The offer from Emilio Panay was for existing use but having asked for proof of funding from the Bank of Scotland we never received a reply. Even if the bank had indicated that they would consider the application any offer of finance would normally be subject to valuation, survey, sight of business plan and other conditions. We then took clients instructions and formally accepted the offer from The Restaurant Group on 4<sup>th</sup> June.

We subsequently received confirmation via our client's solicitors that Tanbridge District Council acknowledged that the property was for sale and their confirmation that an ACV moratorium commenced on the 17<sup>th</sup> July. The community group had until 28<sup>th</sup> August to notify the council of their intention to be treated as a potential bidder. As a result we arranged for a representative from the Restaurant Group to meet the nominating party at one of their existing sites. As a result of the meeting the group confirmed to Tanbridge District that they were not going to take matters any further and were more than happy for the Restaurant Group to purchase the property and develop the site to a new Brunning and Price pub/restaurant.

Although there was a delay with completion due to the ACV the sale completed on 1st December 2015.

Yours sincerely,

**Nick St V Earee**  
**Divisional Director**



# Fleurets

Leisure Property Specialists



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## Haycutters

69 Tanhouse Road, Oxted, Surrey RH8 9PE

Freehold  
£650,000 + VAT

- Close to affluent Surrey commuter village
- Destination venue
- Detached 19th Century property
- Potential for alternative use (STPP)
- Site area 3012 m2 (0.75 acre)

SOLE SELLING RIGHTS  
REF: S-514626

### VIEWING

An open house viewing session has been arranged at the property on Wednesday 20th May between 10.00 -11.30 am.

### LOCATION

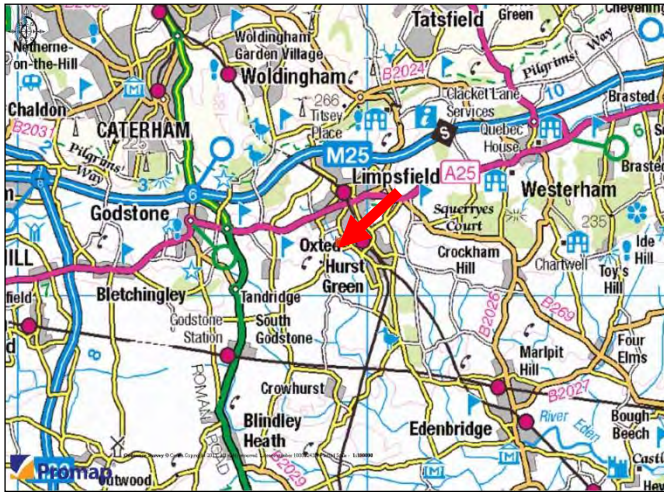
The Haycutters is situated in Broadham Green which is a hamlet on the fringe of Oxted and Hurst Green which comprises sparsely located upmarket properties. The property is just south of the M25, is equidistant between Reigate and Sevenoaks and the local station has direct train links into central London.

### DESCRIPTION

An historic and attractive country pub under a pitched tiled/slate roof with painted pebbledash and brick elevations with extensions and outbuildings. There is also a large trade garden to the rear of the property and ample car parking.

Please note that due to the level of interest we have set a closing date for offers of noon on Friday 22nd May. If you make an offer then please also confirm your funding arrangements and send to - [nick.earee@fleurets.com](mailto:nick.earee@fleurets.com).

## LOCATION MAP



Ordnance Survey © Crown Copyright 2013  
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## TRADE

No trade is sold or warranted.

## ACCOMMODATION

### Ground Floor

**MAIN BAR AREA** - horseshoe shaped trading area, traditionally furnished with open fireplace, gas fire, timber panelled bar servery, darts board, dark stained furniture, chalking boards.

**DINING AREA** - part laid out for dining, part lounge area.

**BAR SERVERY** - fully equipped, centrally positioned within the main bar area.

**SKITTLE ALLEY** - to the rear of the trading area which can also be used as a function room with direct access out to the trade garden.

**TRADE KITCHEN** - fully white tiled walls, range of stainless steel catering equipment, quarry tiled floor, freezer store.

### Basement

**BEER CELLAR** - mechanically cooled.

**BOTTLE STORE**

### First Floor

THREE DOUBLE BEDROOMS

BATHROOM

LOUNGE

### Second Floor

DOUBLE BEDROOM

SINGLE BEDROOM

### External

**FRONT GARDEN AREA** - various picnic tables, gravelled.

**CAR PARK** - to the right hand side of the property with space for approximately 30 vehicles.

**GARDENS** - extensive and attractive mature garden area with childrens log climbing frame.

## SITE AREA

Site area 3012 m2 (0.75 acre).

Ground Floor GIA approx.3,300 sq ft

Floor plans to follow.

## AERIAL PHOTOGRAPH



Ordnance Survey © Crown Copyright 2013  
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## LICENCE

A Premises Licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:-

Sunday 12.00 noon – 22.30

Monday to Wednesday 10.00 – 23.00

Thursday to Saturday 10.00 – 00.00

## BUSINESS RATES

The property is in an area administered by Tandridge District Council and the current Rateable Value is £23,500.

## SERVICES

We understand that all mains services are connected to the property.

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Leisure Property Specialists

**Energy Performance Certificate** HM Government

Non-Domestic Building

Haycutters Inn  
69 Tanhouse Road  
OXTED  
RH8 9PE

**Certificate Reference Number:**  
0960-3090-0381-1100-8070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

<b>A</b> 0-25
<b>B</b> 26-50
<b>C</b> 51-75
<b>D</b> 76-100
<b>E</b> 101-125
<b>F</b> 126-150
<b>G</b> Over 150

166 This is how energy efficient the building is.

Less energy efficient

**Technical information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 363  
 Building complexity (NOS level): 3

**Benchmarks**

Buildings similar to this one could have ratings as follows:

46 If newly built

60 If typical of the existing stock



**PLANNING**

We have made enquiries to Tandridge District Council and we understand that the property is not Listed but is within the Conservation Area. For enquiries contact Tandridge District Council 01883 722000.

**ADDITIONAL PHOTOGRAPHS**



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#### VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

#### FINANCE & INSURANCE

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

#### VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

#### ON MARKET & HOTELS REVIEW

Topical articles and advice about market issues along with advert style details of the HUNDREDS of properties we have for sale and to let are contained in our on line brochures ON MARKET and HOTELS REVIEW. Call your local office or visit [www.fleurets.com/on-market](http://www.fleurets.com/on-market) for details.

#### TENURE

Freehold with vacant possession on completion.

#### FURTHER INFORMATION

For further information please contact: Nick Earee at our Brighton office on 01273 429500 or email [nick.earee@fleurets.com](mailto:nick.earee@fleurets.com)

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## DISCLAIMER

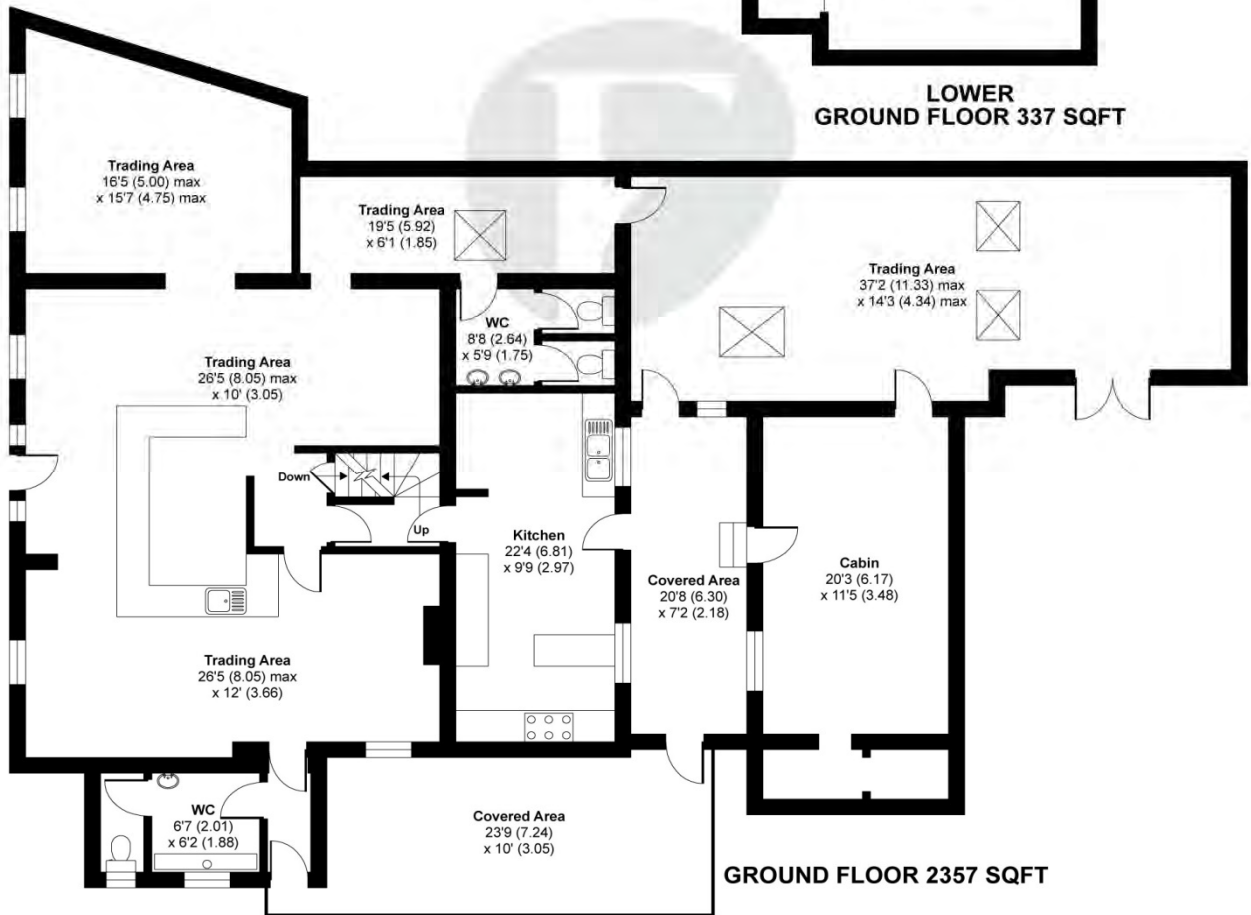
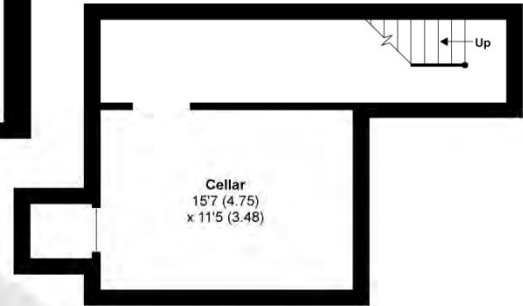
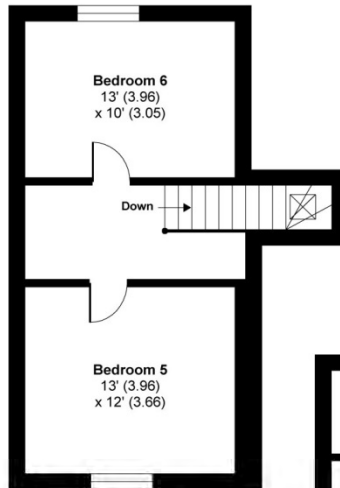
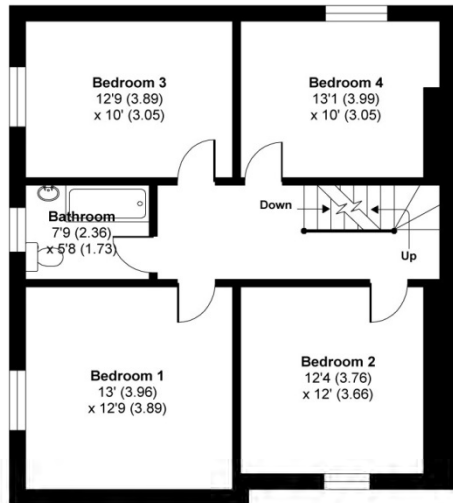
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# Haycutters, Tanhouse Road, Oxted, RH8 9PE

APPROX. GROSS INTERNAL FLOOR AREA 3858 SQ FT 358.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Eastbourne, East Sussex**  
£795,000 OIEO - Freehold

Well presented with 10 e/s rooms. Two bed owners accom. Car parking.  
South Ref: S-79077

EPC-C



**Walton On Trent, Derbyshire**  
Nil Premium - To Let

Accessible & desirable village with 100 covers, car park(70), beer garden.  
Midlands Ref: M-112131

EPC-D

## THINKING OF LETTING?

As leading letting agents to the license property market there is nobody better placed to advise you on the pros and cons.



**Suffolk**  
£1,125,000 - Freehold

AA 3 star. 26 bedrooms, Lounge bar, restaurant, garden, c/park. 1.43 acres  
East Anglia Ref: E-514402

EPC-D



**Beccles Suffolk**  
£699,500 - Freehold

Bustling Suffolk market town. Bar, restaurant, 5 stunning letting rooms  
East Anglia ref E-514423

EPC-N/A



**Oxted, Surrey**  
£650,000 - Freehold

19th C. destination venue.. Potential for alt use (STPP). Site area 3012 m<sup>2</sup>  
South Ref: S-514626

EPC-G



**Llandudno, Conwy**  
£450,000 - Freehold/Part LLH

25 e/s bed town centre hotel, with dining room & bar. Private flat.

North West Ref: NW-517297

EPC-D

## NO SALE NO FEE

Take advantage of our market leading website, comprehensive database of potential purchasers and extensive experience. Call to arrange for a free marketing appraisal.



**Bradwell, Derbyshire**  
£360,000 - Freehold

5 e/s lett rms. Dining rm, bar, 1 bed private flat. Car park & beer patio.  
North West Ref: NW-417226

EPC-D



**Central Bristol**  
Offers Invited - Leasehold

Waterside restaurant. 45 covers + external. Historic Cornish fishing port.  
West & S Wales Ref: W-93361

EPC-E



**Leeds, West Yorkshire**  
Offers Invited - Leasehold

Central retail location. 4am rest licence. 65 covers. 2 floors. 370 sq m.  
North Ref: N-519938

EPC-C



**Romsey, Hampshire**  
Nil Premium - Tenancy

Food led destination pub, dining (130), external customer areas, parking (60).  
Office Ref: S-514559

EPC-D

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*The Haycutter*

TRADITIONAL SKITTLE ALLEY

FINE DINING  
LOCALLY SOURCED PRODUCE

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TEA & COFFEE  
FREE WI-FI  
SKITTLE ALLEY  
REAL LOG FIRES