



HARVEY'S
BREWERY



The Plough at Plumpton

Station Road, Plumpton Green, Lewes, East Sussex, BN7 3DF

To let under tenancy

Minimum capital requirement circa £25,000

Rarely available Cask Marque accredited site with interesting links to WWII. Nestled within the beautiful Sussex Countryside on a site of over 5 acres. Offering two bars, restaurant area, a heated covered terrace, camping field, beautiful beer garden and a children's play area.

Available Now.

Next Steps

Please initially view as a customer, then register an interest via completion of our online form or contact our Estate Services team at estateservices@harveys.org.uk

About

Having been rebuilt in 1956 after being demolished to make way for an airstrip during WWII, this site is steeped in history and has strong links still, with a memorial in the grounds.

Having hosted regular events including live music, classic car and steam rallies, this dog and family friendly site has a lot to offer.

Location

Located in the beautiful Sussex Countryside, not far from the South Downs.

Popular with dog walkers and cyclists. Bus stop outside and Plumpton racecourse and station less than a 5-minute drive away.

Accommodation

Trade

Good wet and dry offering with catering kitchen, two bar areas and extensive well-tended beer gardens as well as a covered terrace. Also has a large field offering off-grid camping and motorhome stopovers. Large car park to the front.

Domestic

Domestic accommodation offers 2 double bedrooms, kitchenette, lounge and bathroom with separate w.c.

Requirements

We are looking for a motivated and innovative couple, or single person, with great people skills and a strong community interest, prepared to market and develop this site to its full potential.

A personal licence and recent BII PEAT Certificate are a requirement, along with a well-considered business plan.

Terms

Five year tenancy agreement. Full tie for beers, wines, spirits and minerals. Rent negotiable, with additional service rent to cover some servicing and maintenance costs.

Trade

| | Barrels | | Gallons | | |
|------|---------|-------|---------|----------|---------|
| | Beer | Cider | Wine | Minerals | Spirits |
| 2019 | 133 | 15 | 255 | 254 | 14 |
| 2020 | 80 | 11 | 187 | 165 | 13 |
| 2021 | 78 | 13 | 217 | 221 | 15 |
| 2022 | 104 | 17 | 278 | 287 | 15 |
| 2023 | 116 | 13 | 342 | 282 | 14 |