

THE PLOUGH

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

TO LET UNDER TENANCY

Minimum capital requirement circa £25,000

Fantastic opportunity to get your hands on a 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 childrens play area.

Available September.



NEXT STEPS

Please initially visit the site 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 on 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 Sussex Downs.

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

ACCOMMODATION

TRADE

Good wet and dry offering with catering kitchen, two bar areas and extensive well-tended gardens, as well as a covered terrace. Also features a large field offering off-grid camping and motorhome stovers. Planning enquiries in progress for full campsite offering to include wash facilities. Large car park to the front.

DOMESTIC

Domestic accommodation offers a double bedroom, kitchenette, lounge/second bedroom 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. Asking rent of £28k per annum, payable weekly, with additional weekly service rent to cover regular servicing and maintenance costs.

TRADE

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2022	104	17	278	287	15
2023	116	13	342	282	14
2024	129	13	351	317	16
2025	153	23	352	482	21
2026 To Date	49	6	85	114	5