



**Exciting Opportunity for distinctive  
Grade II Listed Pub located on the West  
Malling boundary**

**The Wheatsheaf Inn  
306 London Road, Leybourne  
WEST MALLING ME19 5AT**



# Site Description

The Wheatsheaf Inn is an attractive grade II listed public house on the border of West Malling. The property has been used as a public house with ancillary accommodation for many years. The site offers excellent potential for conversion subject to all necessary consents.

## Ground Floor

Entrance into the bar area presented in the traditional style, with beamed ceilings, exposed wooden flooring and inglenook fireplace. The restaurant area is a single storey extension to the frontage to the pub. Walk in storeroom and trade kitchen with access to back yard/garden.

## Lower Floors

Basement level with is beer cellar with barrel drop. Also, ladies and men's customer toilets accessed from bar area.

## Upper Floors

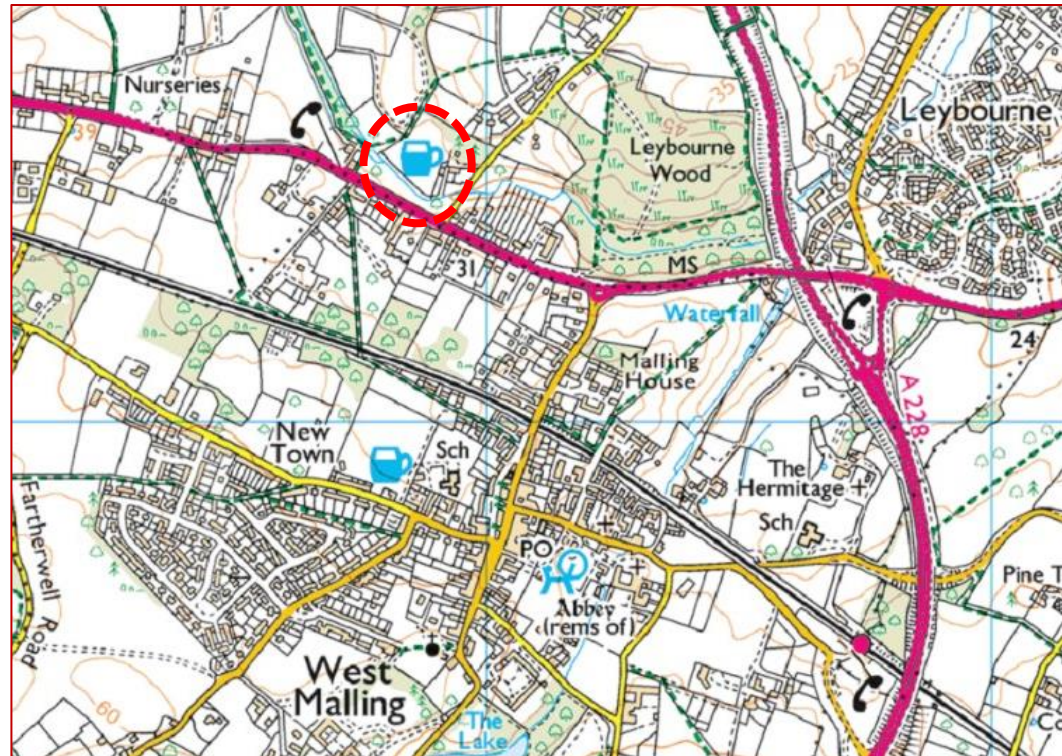
First floor consists of three rooms and bathroom for living accommodation. On Second Floor a further two rooms for accommodation.

## The Stables

The stables offers self-contained ancillary accommodation, equipped with bedroom, ensuite and kitchen/living room.

## Location

The site is located approximately 1.6 miles from Ryarsh, with its primary school and public house, the Duke of Wellington. The site is also circa 0.7 miles from West Malling, with its range of local restaurants, shops and amenities. West Malling Railway Station, which is 1.5 miles away, offers a circa 55 minutes service to London Victoria. Further afield Gatwick Airport is an estimated 32 miles away.



# Sales and Viewing Information

## Method of Sale

The site is offered on the open market for sale by private treaty. All offers must be submitted in writing to RPC's Tonbridge Office.

[p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)

Offers should include details of any overage which may be paid in light of planning consents.

## Services

All intending purchasers are advised to make their own enquires with the relevant statutory bodies to ensure availability and adequacy of any services.

## Viewing

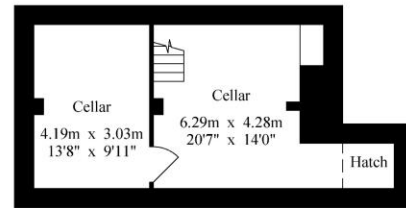
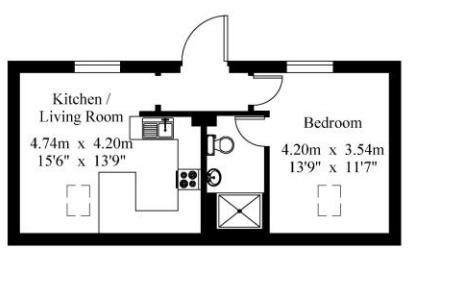
Strictly by appointment with RPC land & New Homes, Tonbridge office, 01732 363633

## Fees

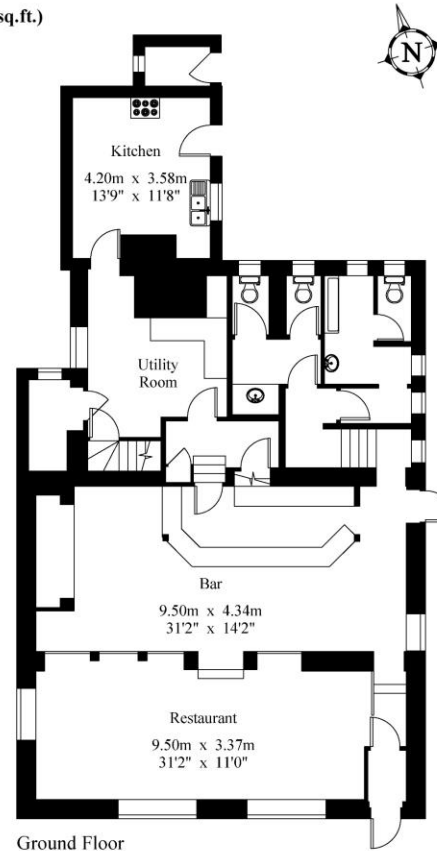
Intending Purchasers will be required to pay RPC Land & New Homes introductory fees at 1.75% of the purchase price plus V.A.T at the prevailing rate on the legal completion. This must be taken into account when submitting any offers.

The Wheatsheaf, 306 London Road

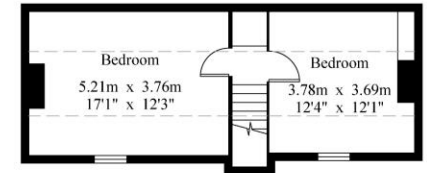
The Wheatsheaf - Gross Internal Area : 293.5 sq.m (3159 sq.ft.)  
Annexe - Gross Internal Area : 40.5 sq.m (435 sq.ft.)



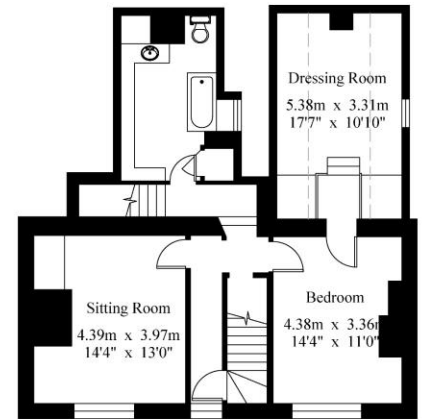
Lower Ground Floor



Ground Floor



Second Floor



First Floor



For Identification Purposes Only.  
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# Agent Details

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