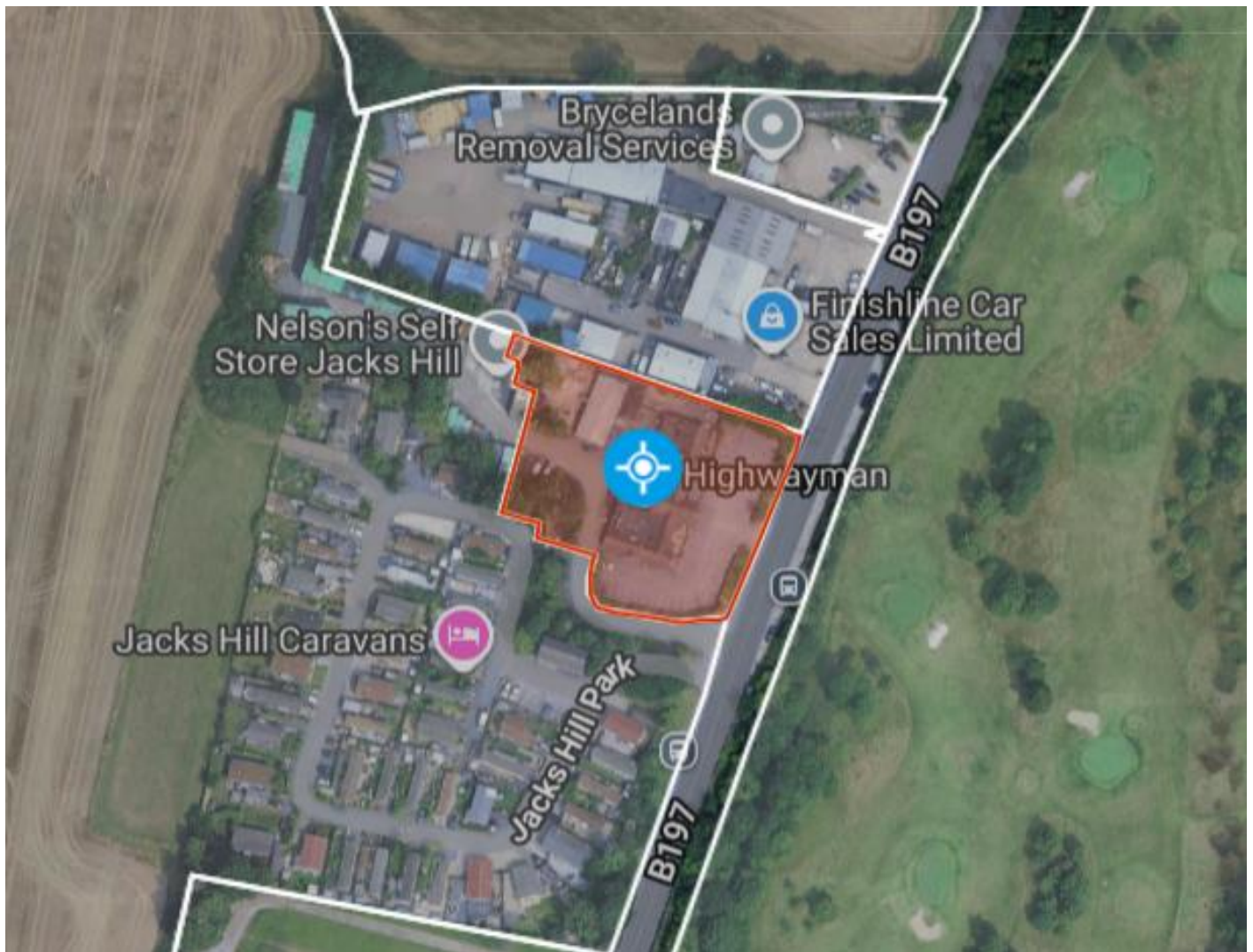


**FOR SALE FREEHOLD - GUIDE PRICE: £750,000 + VAT  
HIGHWAYMAN, GREAT NORTH ROAD, GRAVELEY,  
HITCHIN, HERTFORDSHIRE, SG4 7EH**



- Large roadside pub fronting the Great North Road (B197) which is situated off the A505 and A1(M) just north of the village of Graveley
- The pub's building footprint is around 8,560 sq ft plus there are 3 flats located in separate outbuildings at the rear
- Total plot size amounting to around 1.14 acres
- The property will appeal to local and regional public house and restaurant operators
- Alternate use potential, subject to obtaining the necessary consents

## Location

Graveley is a well-regarded village and civil parish in Hertfordshire, situated approximately 4 miles south-east of Hitchin and 35 miles north of London. The village benefits from excellent road connections, with convenient access to the A1(M), providing direct links to London and the wider motorway network.

The subject property is located approximately 0.7 miles north of the village, fronting the Great North Road (B197), which is situated just off the A505 and A1(M). The surrounding area comprises Jacks Hill Park, a residential park home estate, Jacks Hill Park Container Storage, a vehicle repair workshop, Brycelands Removals Services and Storage, and Chesfield Downs Golf & Country Club.

## Property Description

The Highwayman is a substantial single storey detached public house with painted and rendered elevations beneath a number of pitched and hipped roofs.

## Accommodation

The ground floor comprises of various interlinking trading areas that can accommodate around 190 covers, carvery station, large central servery and a dedicated sports area.

Ancillary trade areas include a large catering kitchen with adjoining pantry, cold stores and wash up area, beer store, various storage areas, office and two sets of customer WC's (including disabled).

Externally, there is a seating area at front of the pub for around 40 covers (part of which is covered), car parking for around 48 vehicles, large service yard at the rear of the site, large external store and three separate flats which are currently being used for staff accommodation.

- Flat 1: Two bedrooms, kitchen/living area, store room and a bathroom.
- Flat 2: Three bedrooms, kitchen/living area, store room and a bathroom.
- Flat 3: One bedroom, living room and a shower room with WC.

The building footprint of the pub is around 8,560 sq ft and the flats is around 2,511 sq ft. The site sits on a plot size amounting to around 1.14 acres. Source: Nimbus Maps.

## Tenure

Freehold. The property is held under Title Number HD362732 and the Title Plan is included on page 5. There is a right of way through the site which provides access to an adjoining title.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. The site is located within the Green Belt. For further information please contact the local authority.

## Services

We understand the property is connected to mains electricity and water. Gas is supplied to the property via an LPG tank and there is also an oil tank at the site. The property is not on mains drainage and there is a septic tank for all waste water. Interested parties must rely on their own enquiries to confirm the supply of services.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Saturday 11:00 am - 2:00 pm  
Sunday 11:00 am - 23:00 pm

## Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

## Stock in Trade

The stock in trade is to be purchased additionally and at valuation to include dry and wet stocks and trade glassware.

## TUPE

TUPE regulations may apply.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £42,000 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

VAT

## EPC

An EPC has been requested.

## Virtual Tour

<https://my.matterport.com/show/?m=MCGBvYwAo47&help=1&gt=1&ts=1>

## Viewings

The site is currently trading under management and therefore all viewings must be strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtsccommercial.co.uk

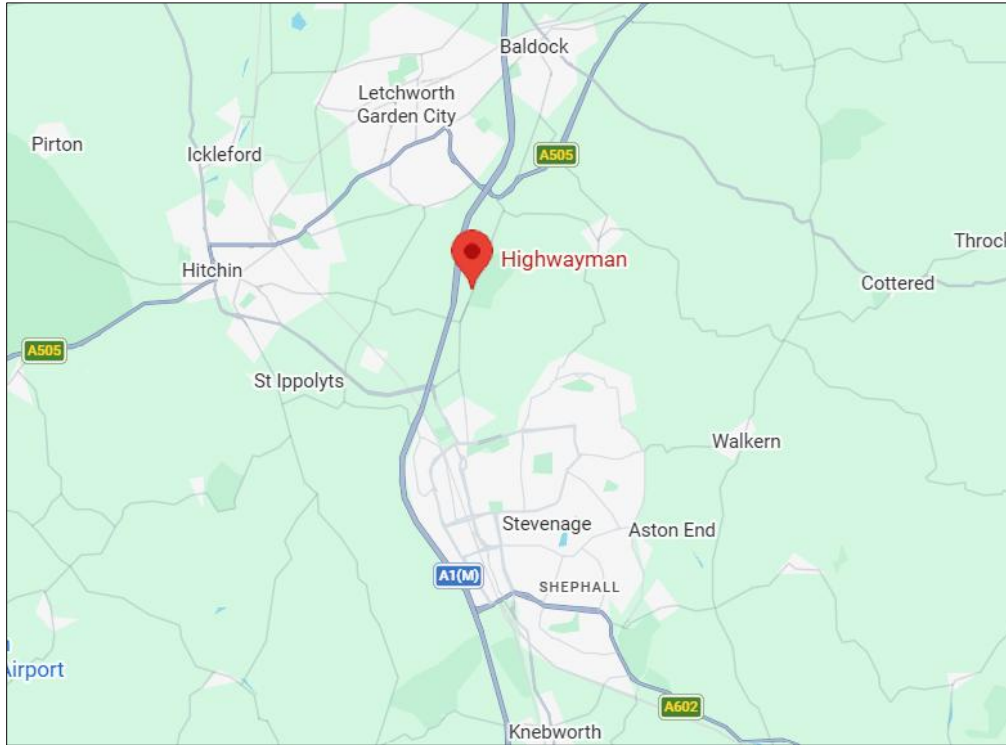


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk





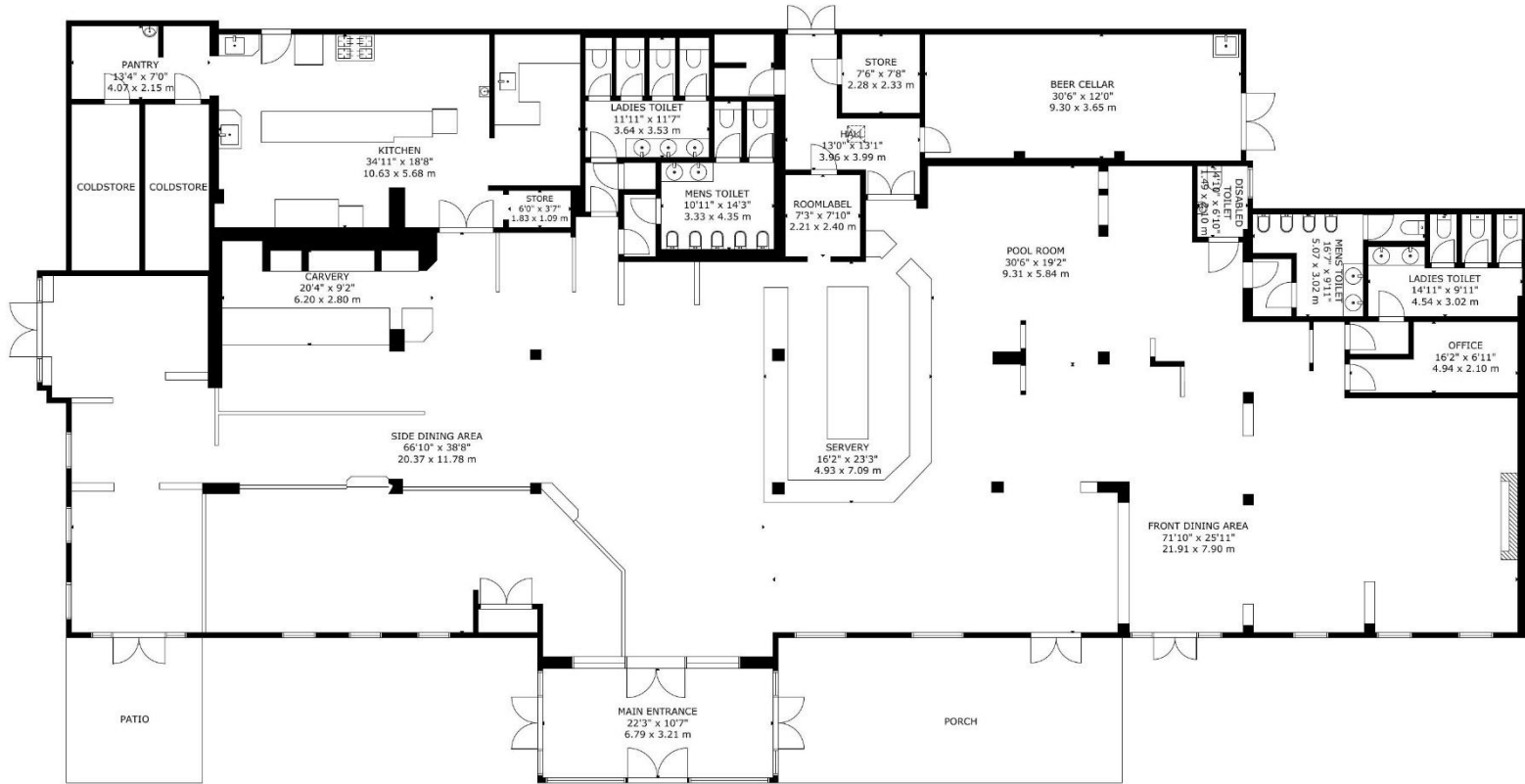
**Location Plan**



**Title Plan**



**Ground Floor Plan of the Pub**



GROSS INTERNAL AREA  
TOTAL: 740 m<sup>2</sup>/7,964 sq ft  
GROUND FLOOR: 740 m<sup>2</sup>/7,964 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

