WTS
PROPERTY CONSULTANTS

0333 577 8545
info@wtscommercial.co.uk
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FOR SALE FREEHOLD – OIEO: £395,000 + VAT

THE WHITE HART, CHURCH STREET, HAMPSTEAD NORREYS, THATCHAM, RG18 0TB



- Situated in the affluent village of Hampstead Norreys next to the River Pang
- Open plan ground floor trading layout with multiple dining and seating areas
- External barn which may suit conversion to letting accommodation
- Sits on a generous plot of c. 0.676 acres and has a GIA of c. 3,751 sqft (excluding the barn and garage), with parking for c. 25 vehicles
- Potential to further develop the external trade space adjacent to the River Pang
- The property may appeal to independent and regional licensed operators and investors

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6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

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Location
Hampstead Norreys is a charming rural village within the West Berkshire district, positioned north of Thatcham and set within the North Wessex Downs Area of Outstanding Natural Beauty. The village benefits from convenient access to the A34, providing strong transport links to Newbury, Didcot, Oxford and the wider Thames Valley region. The surrounding locality is predominantly residential, characterised by traditional village housing with proximity to scenic walking trails and local attractions including the Living Rainforest.

The White Hart occupies a central position on Church Street, forming an attractive village pub in a picturesque setting. The property enjoys a scenic riverside aspect next to the River Pang.

Property Description
The subject premises comprise a traditional part-rendered, brick built two-storey public house, beneath a pitched tiled roof, with various single-storey additions to the side and rear.

Accommodation
The ground floor provides a series of interlinking trading areas arranged around a central bar servery, including a large front bar and an extensive open-plan dining area.

Ancillary accommodation includes ladies' and gents' WCs, a commercial kitchen, food-preparation areas, a cloak cupboard and a substantial ground-floor beer cellar.

The first floor provides staff accommodation comprising; a lounge, three double bedrooms, a large office/storage room and a bathroom. There is no domestic kitchen at first floor level.

Externally, the property benefits from a large gravel car park to the side and rear for approximately 25 vehicles. To the rear of the trade area is a large patio covered by a wooden pergola, providing seating for around 30 customers, with a further trade garden beyond offering additional seating for approximately 30.

A large brick-built barn sits within the site and may offer potential for conversion to rooms. Adjacent to the commercial kitchen is a standalone garage within a small private courtyard.

The site also includes a large grassed area adjacent to the River Pang that could be developed to provide an additional beer garden and/or play area.

The property sits on a generous plot of c.0.676 acres and has a GIA of c. 3,751 sqft (excluding the barn and garage).

Tenure
Freehold. The property is held under Title Number BK293497 and the Title Plan is included on page 5.

Planning & Development
We have made enquiries with the local authority and understand the property is not a listed building but is located within a conservation area.

The property has been listed as an Asset of Community Value on 2nd July 2026.

Part of the site (adajcent to the river) is located within floodzone 2.

Overage Provision
The sale will be subject to a 50% overage for any new build development for residential, commercial or retail use and a similar provision on conversion of the barn, save for ancillary use with the pub (to include B&B accommodation).

Services
We understand the property is connected to mains electric and water, with heating via an LPG tank. Any interested parties must rely on their own enquiries to confirm this.

Premises Licence
It is understood that the property currently possesses a Premises Licence.

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.

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

Business Rates and Council Tax
The property is assessed as a 'Public House and Premises' and the Rateable Value £16,000 from April 2026. . The domestic accommodation is within Band C for Council Tax purposes.

VAT
VAT is applicable on the sale of the property.

EPC
The property has an EPC rating of Band C. A copy is available upon request.

Virtual Tour
https://my.matterport.com/show/?m=6BVzJ6d77iM&help=1&gt=1&ts=1

Viewings
All viewings are 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: Richard Tole
Tel: 07917 088 221
Email: richard@wtscommercial.co.uk



Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtscommercial.co.uk

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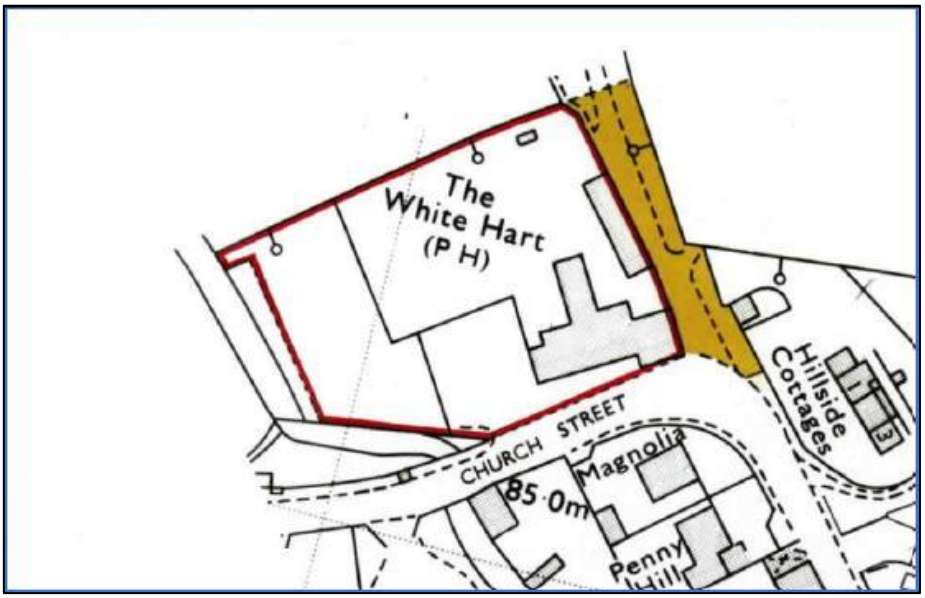
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Location Plan



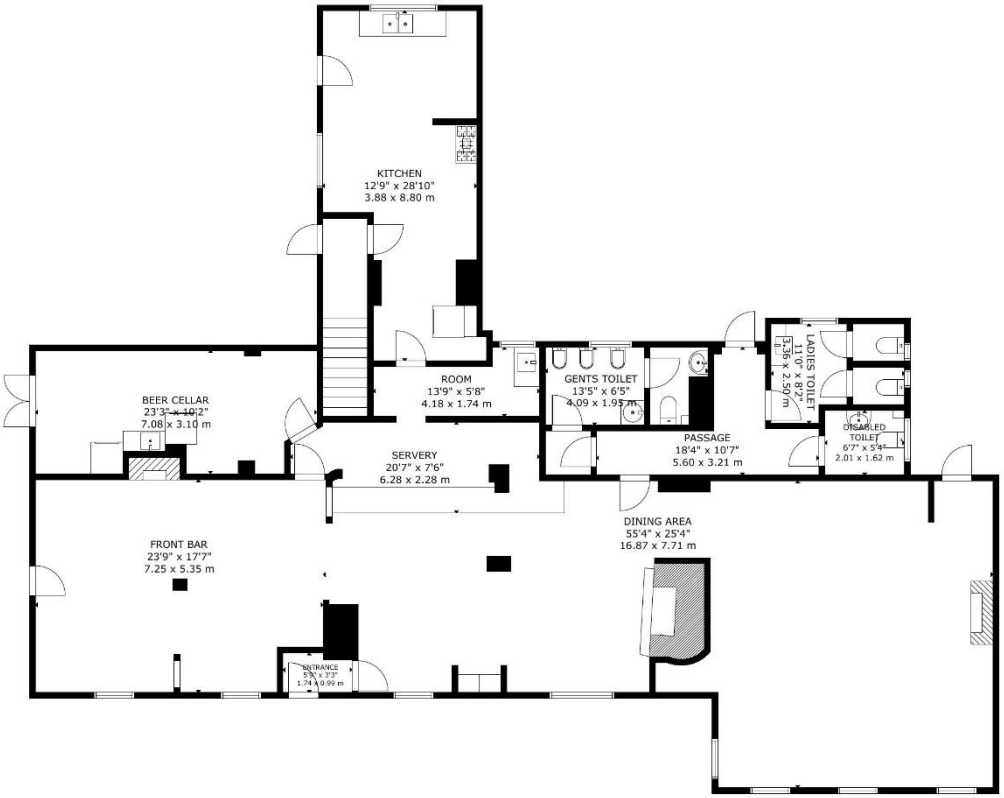
Site Plan



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.
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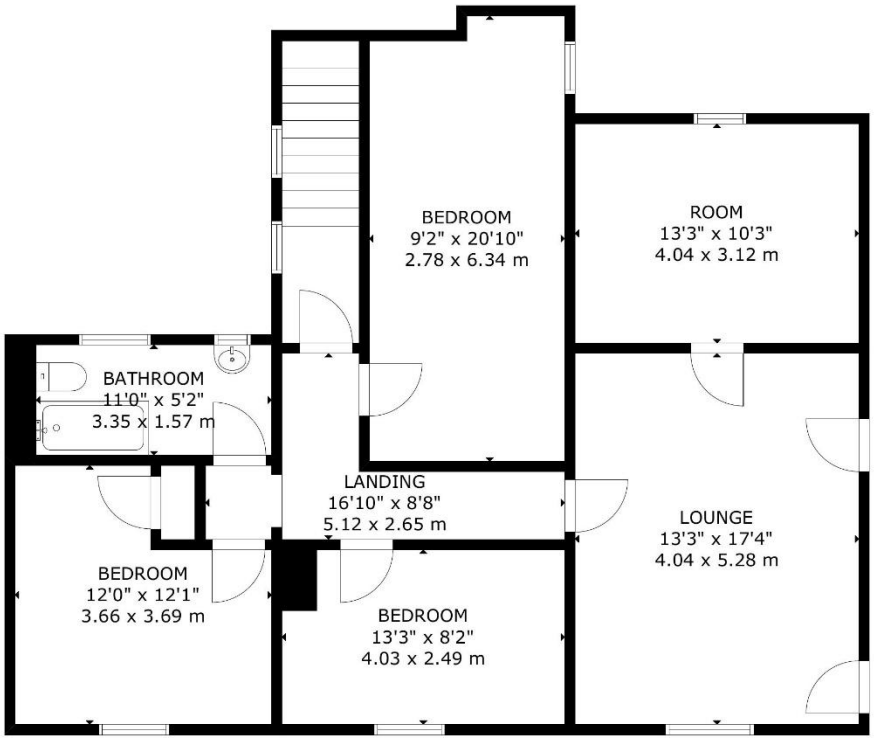
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GROSS INTERNAL AREA
TOTAL: 349 m²/3,751 sq ft
GROUND FLOOR: 253 m²/2,721 sq ft, FIRST FLOOR: 96 m²/1,030 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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FIRST FLOOR

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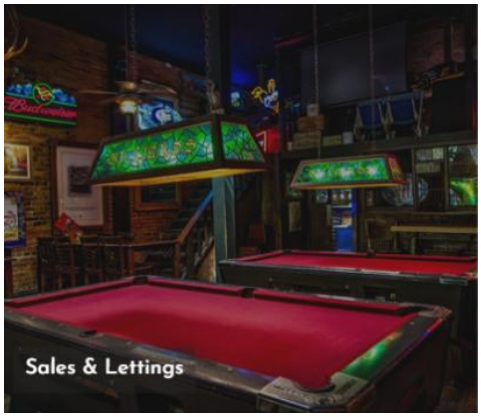
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Our Services & Offices







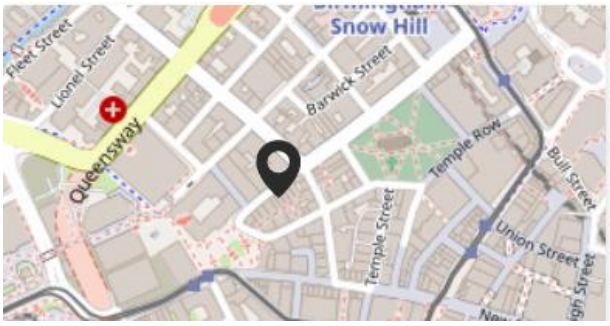














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