





Why Invest?

Exciting Opportunity: The Cricketers, Harley, Wintney Pub Refurbishment!

We're investing heavily in The Cricketers in Hartley Wintney, transforming it into a premium local pub that makes the most of its standout setting on the village cricket green. Inside, the pub will undergo a full refurbishment - including a complete redecoration and converting the ground floor cellar into new trading space. Outside, improvements include refreshed signage, full external redecoration, and a reimagined garden with bi-fold doors linking inside and out.

Elevate Your Investment: Witness the Transformation

With 89 internal covers and up to 150 externally, The Cricketers is being reworked to maximise trade and create a balanced offer of food and drink that works all year round. Set just off the high street in an affluent Hampshire village, the location and design make it ideal for both locals and destination visitors looking for a traditional yet stylish spot to eat, drink or catch the game.

About the Opportunity



Target Customers

Local Residents:

- Affluent locals aged 45+ will appreciate the pub's premium refurbishment, dependable food and drink offer, and its welcoming feel - all within walking distance of home.

Sports Fans:

- Overlooking the cricket pitch and offering both Sky and TNT Sports, the pub is a natural draw for anyone wanting to catch live sport with a drink in hand - from weekend cricket followers to midweek football fans.

Daytrippers & Visitors:

- Located in a picturesque village near the high street, The Cricketers will attract passing footfall from tourists, dog walkers and cyclists. Its garden and traditional charm offer a perfect rest stop.

Social Groups & Diners:

- With an expanded trading area and stylish interior, the pub is well-suited to couples and groups meeting for lunch, dinner or drinks - whether it's a Friday night or a Sunday roast.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- The menu will focus on traditional, high-quality local pub food - offering a dependable and delicious experience in keeping with the area's tastes. With 89 internal covers, the layout supports a strong and sustainable food trade.

Coffee:

- A bean-to-cup coffee setup will appeal to daytime customers and provide a welcome option for non-drinkers and passers-by.

Events:

- Live Sky Sports and TNT Sports coverage, music events, and regular pub quizzes will give The Cricketers a lively and varied rhythm throughout the week, supporting both wet and dry sales.

Internal Mood Board



Internal Mood Board



External Mood Board

GARDEN



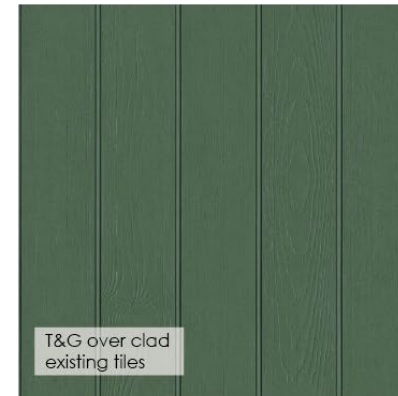
New bifold doors to garden room



New external furniture



New granite setts



T&G over clad
existing tiles



New vinyl floor

Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

- Investigate existing fireplaces, including survey and sweeping.
- Demolish assumed non-load-bearing walls to form proposed layout.
- Remove timber staircase to Cellar.
- Retain existing bar servery; Overhaul undercounter shelving.
- Allowance for minimal refurbishment to lower backfitting; carcass repairs.
- Allowance for refurbishment to upper backfitting; extent to be confirmed.
- Construct new decorative joiner.
- Overhaul existing doors to remain including ironmongery.
- Overhaul existing windows to remain including ironmongery.
- Supply and lay new entrance matting.
- Clean and patch repair existing bar servery alto flooring.
- Clean and protect existing timber flooring.
- Full internal decorations.
- General allowance for wallpapers.
- Pre-decoration joinery repairs.
- Structural repairs to floor around bar servery.



Floor Plans & Finishes

2 Catering Kitchen:

- Stripping out and disposal of redundant items.
- Allowance for minor BWIC to achieve new layouts; relocate doors and step-up, block existing entrance.
- Overhaul existing doors to remain including ironmongery etc.
- Overhaul existing windows to remain including ironmongery etc.
- Patch repair and clean existing floor coverings.
- Full internal decorations.
- Saniclad to all areas of chipboard to back of washup.
- Allowance for above ground drainage alterations in line with new kitchen layout.

3 Cellar:

- Strip-out whole Cellar equipment.
- Allowance for BWIC with smart dispense install.
- New steel barrel shoot with central steps.
- Extra over for a double door.
- New sink; incl. water and drainage supplies.
- Allowance for two new sump pumps and alarm system.



Floor Plans & Finishes

Customer Toilets:

4

Ladies & Gents:

- Construct new vanity unit with corian top.
- Supply and install new timber doors.
- Provide and lay new vinyl plank flooring.
- Provide and fix wall tiles and new T&G wall cladding.
- Supply and install sanitaryware, some retained.

5

Gents Only:

- Demolish assumed non-load-bearing wall to form new layout.
- Construct new partitions to form proposed Gents WC.
- Retain existing urinals and allow for new sparge pipes.

6

Accessible:

- Construct new partitions to form proposed Accessible WC.
- Extra works to ceiling, prepared for decoration.
- Extra works to form a ramp.
- Provide and lay new vinyl plank flooring.
- Above-ground drainage works to repair, clean and alter to suit layout.



Floor Plans & Finishes

7 Domestic Accommodation:

- Full internal decorations.
- Strip out existing floor coverings.
- Supply & lay new carpeting.
- Retain existing vinyl.
- Kitchen Units; general repairs to units, new tiled splashback.
- Overhaul bathroom and toilet; Retain fittings, repairs, re-mastic.
- Supply and install new FD30 to Kitchen.
- Investigate existing fireplaces, including survey and sweeping.
- Wall & Ceilings repairs in accommodation prior to decs.
- Repairs to staircase balustrade.



External Refurbishment



Signage and external works:

- External redecoration of main pub building to include previously painted surfaces only.
- Allowance for access to the above works.
- Stripping out and disposal of redundant items.
- Remove covered walkway posts & roof.
- New insulated timber frame store building built off concrete slab, felt flat roof, lined in plasterboard and drainage to perimeter.
- New signage scheme and lights to current design and subject to planning approval.
- Remove gate to rear picket fence (former play area), retain picket fence around this area.
- Patch repair slabs where posts have been removed from paving and allow for minor patch repairs to paving slabs where needed to remove trip hazards.
- Excavate and lay new paving slabs to external seating area.
- Festoon lighting; incl. catenary wire.
- General allowance for external light fittings.
- Roofing repairs following survey.
- Make good and reinstate building where structural works carried out and disturbed surfaces.



FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Get in touch.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

● The Cricketers, Cricket Green, Hartley Wintney, RG27 8QB ●