

The Gamecock

London Road, West Kingsdown, Sevenoaks TN15 6EL

Freehold Public House For Sale or To Let



LOCATION

West Kingsdown is a large village in the district of Sevenoaks, Kent, situated approximately 6 miles (10 km) northeast of Sevenoaks town centre, 8 miles (13 km) southwest of Dartford, and around 24 miles (39 km) southeast of central London. The village lies on the A20 London Road, with the M20 and M25 motorways easily accessible, providing excellent road connectivity to London and the wider South East.

The Gamecock occupies a prominent position on London Road, the village's main thoroughfare, which runs parallel to the A20. The property is well placed within the heart of the community, close to local shops, services, and residential housing. Brands Hatch Circuit, a major regional attraction, is located less than 2 miles to the north.

Regular bus services operate along London Road, providing direct links to Sevenoaks, Swanley, and surrounding villages. The nearest railway stations are Eynsford (3 miles) and Swanley (5 miles), both offering regular services to London Victoria and Blackfriars.

DESCRIPTION

The property comprises an attractive three-storey building arranged over basement, ground and first floors. The elevations are painted and rendered beneath a traditional pitched slate-tiled roof, complemented by mixed glazed fenestration. To the rear, a single-storey flat roof extension.



KEY HIGHLIGHTS

- Roadside public house
- Site area of 0.508 acres (0.205 hectares)
- Property arranged over three levels extending 4,234 sq. ft (393.33 sq. m)
- 3 bedroom accommodation above
- Offers invited for the freehold and leasehold interest

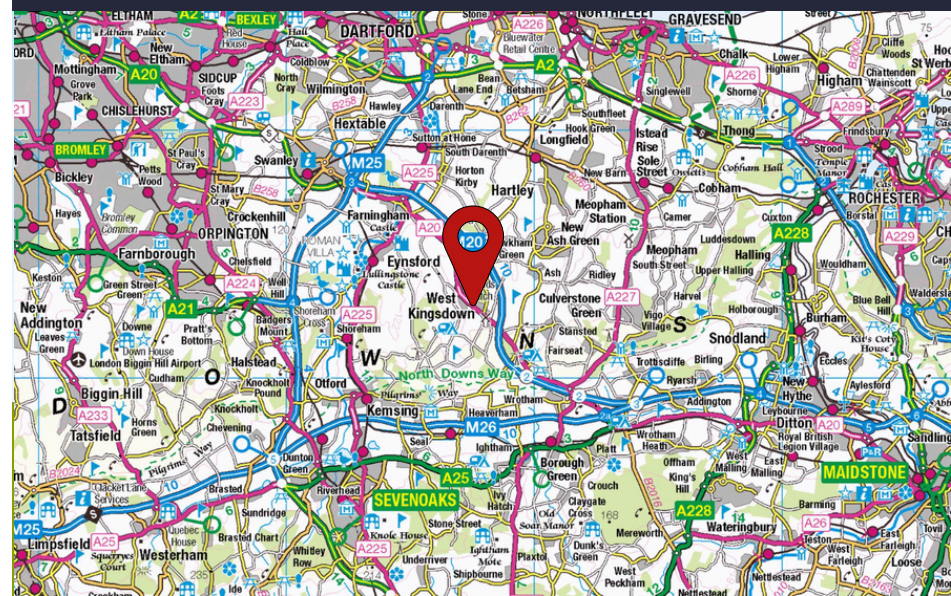
[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)

[360 PANORAMIC](#)

[DRONE VIDEO](#)



ACCOMMODATION

Ground floor:

The basement provides plant, storage areas and beer storage.

First floor:

The ground floor offers the main trading accommodation with two bar/lounge areas, a central bar counter, kitchen, WCs, and supporting rooms. Externally, there is a pergola, smoking shelter, garden shed and outbuilding.

Basement:

The first floor comprises five rooms and a bathroom, a storage room, three bedrooms and a lounge, suitable for staff or ancillary accommodation.

FLOOR AREAS

The following are approximate Net Internal Areas:

Areas	Sq. ft	Sq. m
Basement	643	59.74
Ground Floor	2,717	252.42
First Floor	874	81.17
Total	4,234	393.33

PLANNING

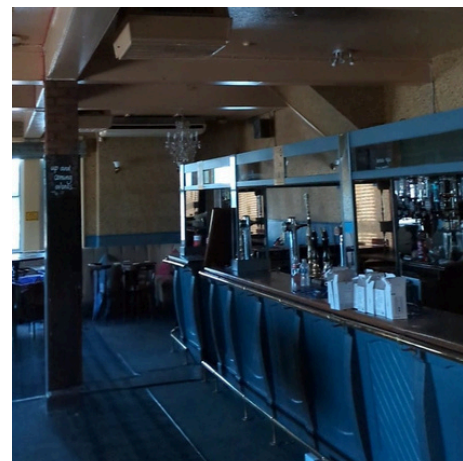
The site falls under the sui generis pub use class. It is not listed, not located within a conservation area, and lies outside any designated flood risk zones.

FLOOR PLANS

Available upon request.

FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion of either the letting or sale will be included.





BUSINESS RATES

We have inspected the VOA's rating list (2023) which shows the following:

Description:

Rateable Value: £6,400

NB: Rateable Value is not the same as rates payable.

EPC

D-96

TENURE

Freehold (K269747) or leasehold with terms to be agreed. The sale or lease of the site is restricted to appropriate business uses only.

GUIDE PRICE

Offers invited for the freehold and leasehold interest with vacant possession are invited.

VIEWING

For a formal viewing strictly by appointment with Savills.

AML

To comply with Anti Money Laundering regulations, Savills undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

CONTACT

For further information please contact:

Adam Bullas MRICS
+44 (0) 7812 965395
abullas@savills.com

Harry Heffer
+44 (0) 7929 085103
Harry.heffer@savills.com

Samuel Hart
+44 (0) 7812 425097
samuel.hart@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | September 2025