

Little Silver Country Hotel

ASHFORD ROAD TENTERDEN, TN30 6SP

WATLING
REAL ESTATE



For Sale

Trading Boutique Hotel/Wedding Venue Investment Opportunity



Investment Highlights

- + Freehold
- + Recently re-opened 16-bedroom hotel and established wedding venue with bar and restaurant extending to 10,634 sq. ft
- + Initial trading showing strong performance and exciting potential
- + The property has undergone significant refurbishment including new commercial kitchens and bedroom overhaul
- + Benefits from substantial parking allocation
- + The site area extends to 0.956 acres
- + Significant redevelopment potential - suitable for alternative uses subject to obtaining relevant consents
- + All 16 rooms are now ready to be occupied
- + A number of wedding bookings and enquiries for 2026/2027
- + A planning application is being lodged to extend hotel with a pool, gym, spa and treatments rooms
- + The property is opted to tax however we anticipate the sale to be treated as a TOGC.

OFFERS IN EXCESS OF £1,600,000 TO BE CONSIDERED



Location

Located on the edge of Tenterden; a small town located in the Ashford district of Kent.

The property is situated approximately 1.5 miles from the main High Street, where amenities include Waitrose, Tesco, Boots and Waterstones amongst a range of independent boutiques and pubs.

The town is surrounded by the Kent countryside, with the popular Chapel Down vineyard approximately 4 miles away.

The property is located approximately 12 miles south-west of Ashford and 11 miles north of Rye.



Connectivity

The closest railway stations are at Headcorn (9 miles) and Staplehurst (11 miles); both of which have direct access into London Bridge, Waterloo East and London Charing Cross.

The property is located on the A28, which joins to the A21 in Baldslow to the south and leads to Ashford in the north-east. The M20 lies 10 miles to the north-east and the A229 approximately 8 miles to the west.



Rail



From Headcorn Station



Car



Property

The main part of the property dates back to the circa mid-20th century with a mock-Tudor façade, which is currently operating as a hotel (C1) and wedding venue. The property has been extended over time, with the most recent being a first-floor rear extension in 2011 and a subsequent single storey extension to the rear. To the rear of the main building is a large extension that provides a function room and wedding accommodation.

The plot is L-shaped and covers 0.956 acres; including the hotel, gardens and a large car-park to the rear. Access is from the A28 into a small car-parking area at the front of the property.

The property comprises 16 en-suite bedrooms, a bar and restaurant and extends to approximately 10,635 sq. Ft (to be verified).

The property benefits from a large in and out driveway at the front of the property and an access road along one side of the property providing access to the rear. The vendor has undergone a full refurbishment of the property over the last 9 months which has involved significant CAPEX to improve the accommodation and services throughout.

The sale of the property and trading business includes fixtures and fittings including two newly fitted commercial kitchens, refurbished restaurant and seating area, stocked bar and newly furnished bedrooms.



Planning & Redevelopment

PLANNING

We have assumed that the property benefits from Planning Permission under use class C1, however buyers should make their own enquiries to satisfy themselves.

REDEVELOPMENT

Apart from its current use as a boutique hotel and wedding venue, the property presents significant redevelopment prospects and would lend itself to a range of alternative uses subject to obtaining the relevant planning permissions and licencing. All parties are required to undertake their own due diligence and take appropriate professional advice around the suitability and requirements for redevelopment.

A planning application is being submitted to extend the hotel with a pool, gym, spa and treatment rooms.



Business

Whilst the business has only been trading for some 6 months, the initial trading figures are promising and annual turnover is forecast to exceed £400,000.

The property is a longstanding and renowned wedding venue popular within both the local community and further afield. Little Silver Country Hotel previously hosted over 100 wedding bookings per year as well as contracts with 3rd party providers locally.

The hotel now has the benefit of the following contracts with 3rd party providers:

- + **Tenterden Golf club**
- + **Chart Hills Golf club**
- + **Virgin Experiences Deal twinned with Chapel Down Vineyard**
- + **Kent & East Sussex Railway (KESR)**
- + **Donald Sinden Theatre**

Company accounts and trading information is available within the dataroom subject to signing the relevant NDA which can be provided upon request.



Imagery

WATLING
REAL ESTATE



Further Information

TENURE

TT108255 (Freehold)

EPC

The property has an EPC rating of C

VAT

The property is opted to tax for VAT purposes however we have assumed that the sale of the business would be treated as a TOGC.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWINGS

Strictly by appointment only via Watling Real Estate as Sole Agents.

PROPOSAL

Offers in excess of £1,600,000 for the trading business opportunity.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers/funders/lessee.



WATLING
REAL ESTATE

April 2026
Subject to Contract
Property Reference: XXXXXX

Tom Colyer

Associate Director

+44 (0) 7831 820 639
tom.colyer@watling.com

Agnes Jones

Graduate Surveyor

+44 (0) 7548 320 521
agnes.jones@watling.com

DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Watling Real Estate Limited registered in England and Wales number 12274226. Registered office, Office 107, 128 Aldersgate Street, Barbican, London, England, EC1A 4AE