



● THE PLOUGH & FURROW, PLOUGH ROAD, HORLEY, RH6 9JN ●

# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Major refurbishment planned

The Plough & Furrow (to be renamed the Five Oaks) will undergo a complete internal redecoration to complement the external decoration and garden, and new name. The pub will have 3 zones, with formal dining area, a bar area and 2x snug areas which allow for 97 internal covers. The trade kitchen will undergo necessary decorations and equipment investment and cellar will receive decoration throughout with the inclusion of smart dispense.

The pub will benefit from a redecoration, with new signage and lighting to enhance to the pubs curb appeal. The pub already has a great beer garden and outdoor space, with enough room for 100 covers.

### Beautiful village location

The Five Oaks is located in the village of Smallfield in Surrey. Smallfield is located 2.5miles from Gatwick Airport and the M23 motorway and sits between Oxted & Horley. There are over 800 adults within a ten minute walk to the pub and 3000 adults within a 20 minute walk time. There is a lot of passing drive traffic to the pub and the local demographics are over 70% high affluence. There are also no other pubs within a 20minute walk time of the Five Oaks.

### Fantastic potential!

The Five Oaks has the potential to be a truly great premium local. The refurbishment will attract the local demographic into a welcoming modernised pub. There is a big opportunity to drive good quality food with investment in trade kitchen. The large beer garden to the rear of the pub will complement the new interior of the pub. All we're looking for is the right operator...

## SO, COULD THAT BE YOU?

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

When refurbished, The Five Oaks will appeal to a very broad spectrum of customers, including:

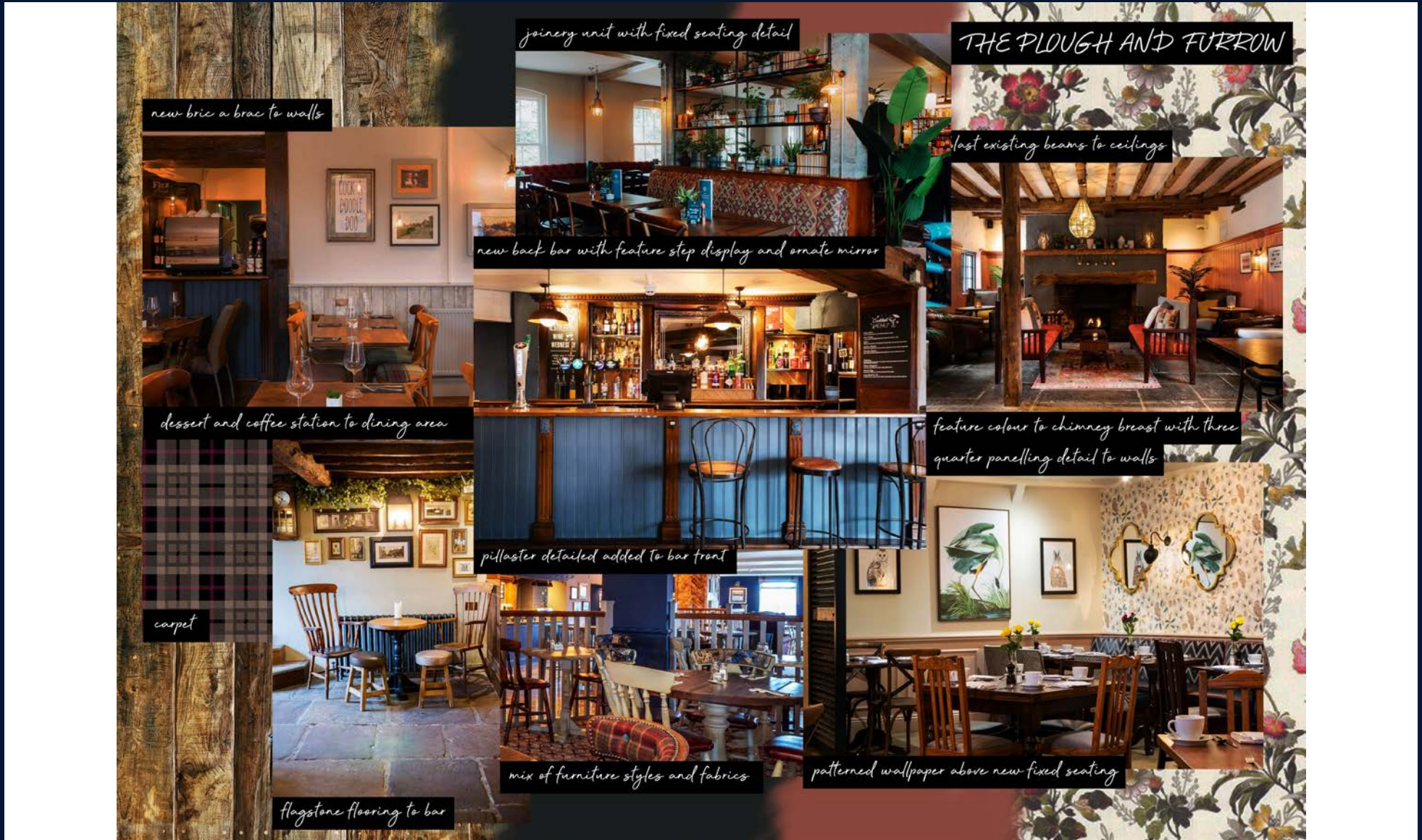
- Destination venue for people wanting good quality food.
- Local families out for a treat in the evenings and weekends.
- Men and women coming for a quiet drink after a long day's work.
- Families to use the garden.

## OFFER

When refurbished, The Five Oaks will offer:

- Premium drinks range, from Amstel to craft beer offering from Beavertown & Brixton.
- A traditional pun food menu done to high standards.
- A coffee offer.
- Entertainment to attract visitors from further afield such as quizzes and family celebrations.

# INTERNAL MOODBOARD



# EXTERNAL MOODBOARD

**A**

**B**

**C**

**D**

**E**

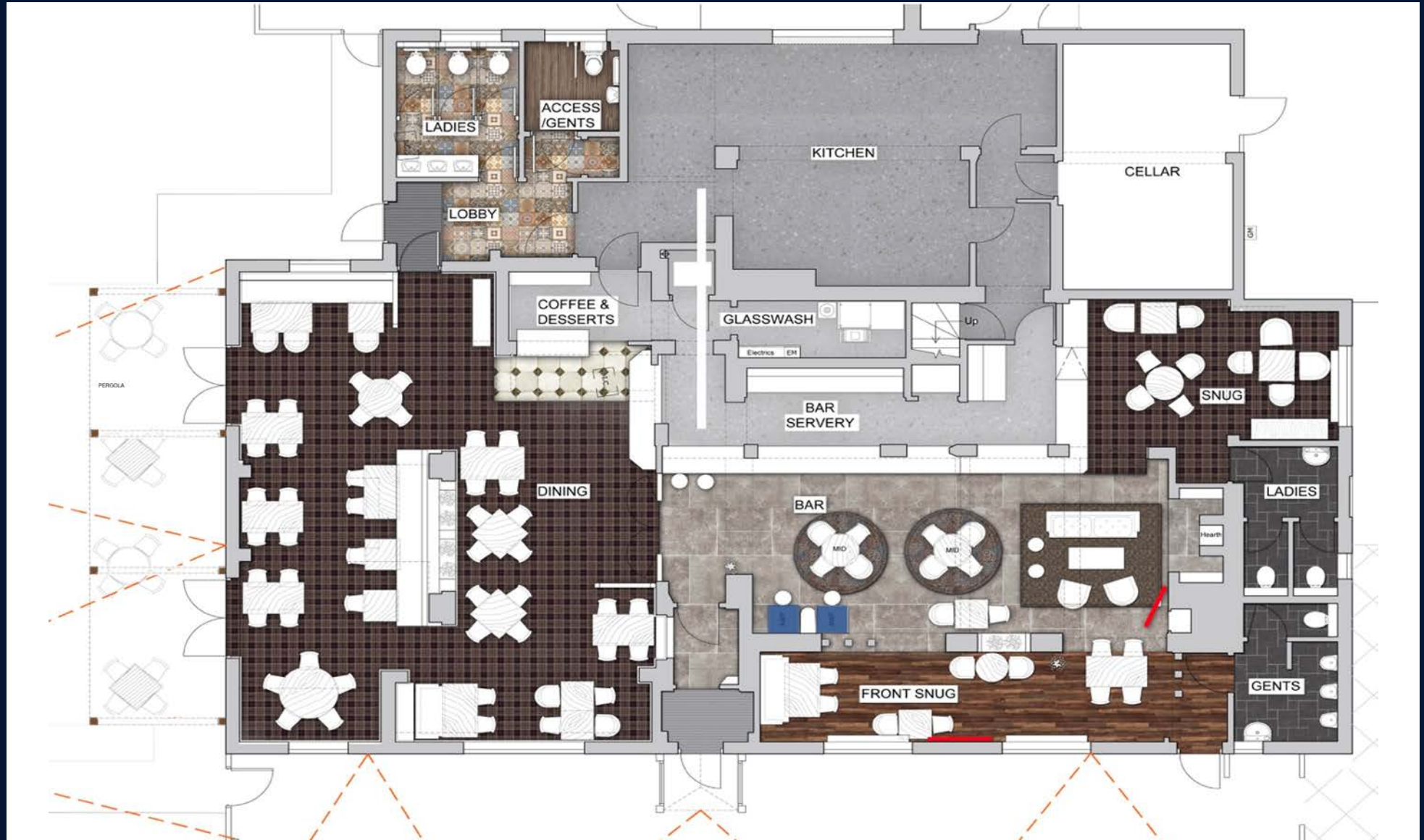
**F**

**G**

Item A. 1 no. Set of individual letters and logo onto RHS wall. Lit by 2no. floodlights.  
 Item B. 1 no. Pictorial sign onto timber frame with applied vinyl.  
 Item C. Amenity boards with applied vinyl onto timber frames. (Amount TBC).  
 Item D. 1 no. Double posted car park entrance with applied vinyl onto timber frame.  
 Item E. 1 no. Double posted entrance sign with applied vinyl onto timber frame.  
 Item F. 1 no. A board with applied vinyl.  
 Item G. LED Floodlights (amount TBC).

 RAL 1013 Signage Render	 F&B Off Black Letters Vinyls
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# RENDERED FLOORPLAN



# RENDERED FLOORPLAN 2



# FLOOR PLANS & FINISHES

1

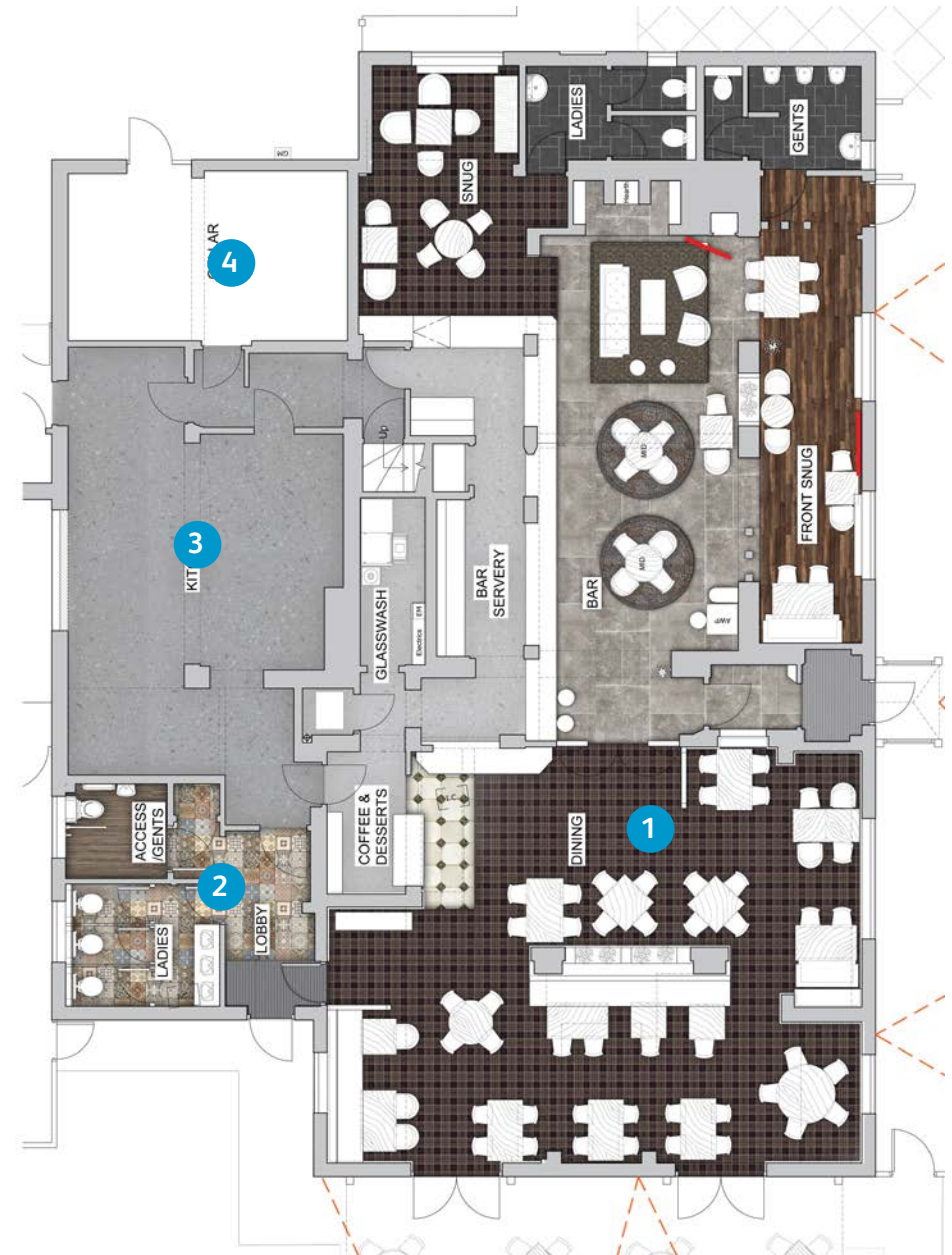
## INTERNAL TRADING AREAS

- Strip back existing redundant internal finishes, fixtures and fittings
- BWIC with services
- Overhaul sections of existing bar servery including carcass, sand and stain retained bar top
- Form new coffee & dessert station
- New back bar detail c/w with feature step display ornate mirror and new lighting
- Construct new feature display units and refurb existing screens to zone areas
- Sandblast existing timber beams
- Allow for feature wall panelling and oak posts
- Locate new timber effect vinyl floor to snug
- Supply and fit flagstone effect floor to bar
- Lay only carpet to dining area and snug
- New non slip floor to the bar area
- Decorations to internal walls, ceilings and joinery
- Decorative wallpaper to feature walls

2

## TOILETS

- Re-configure existing gents to form new dining area ladies toilet
- Ladies dining area - new vanity, cubicles and sanitaryware, decorations throughout
- Existing toilets to be decorated through out, existing sanitarware and lighting retained
- New floor tiles to toilets, vinyl to accessible wc





# FLOOR PLANS & FINISHES

3

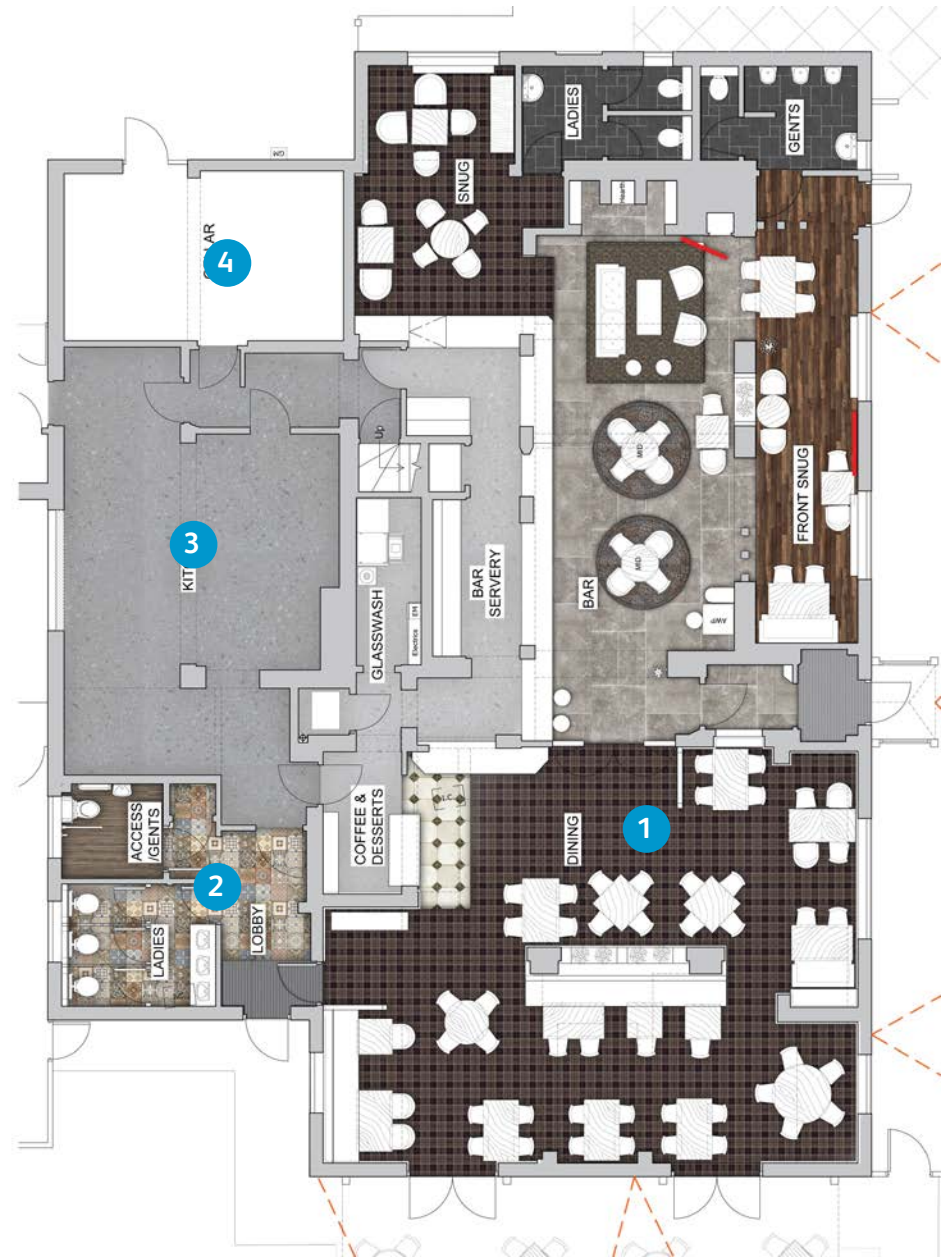
## TRADE KITCHEN

- Lay new non slip floor
- Allow for drainage works in association with new kitchen layout
- Decorate through out incl making good where layout altered

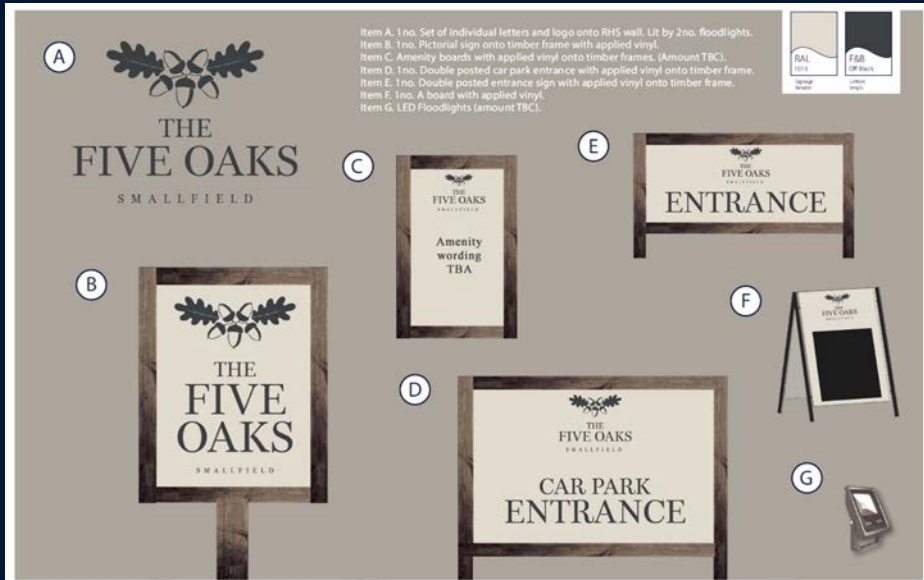
4

## CELLAR

- Decorations throughout
- Allowance for new smart dispense and python route



# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- External decorations to front and side elevations only incl render / brick surface & panelling, windows, doors, fascia and soffits, metalwork
- Full new signage scheme
- Strip out existing picket fence to area of existing patio
- Provide new fence to car park and repairs to existing
- Supply and install festoon lighting including posts and wall fixings
- Cut back overgrown hedges and shrubs



## 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? Call us today.

 08085 94 95 96

Or visit

 [www.starpubs.co.uk](http://www.starpubs.co.uk)



THE  
FIVE OAKS  
SMALLFIELD