

COOPER
GREEN
POOKS



The Haughmond
Pelham Road, Upton Magna, Shrewsbury, SY4 4TZ

Modern Coaching Inn
with Holiday Barns and Shop
Investment Opportunity

THE
Haughmond
A MODERN
COACHING INN

MICHELIN
2023

AA
3
ROSETTE



Summary

- Opportunity to acquire an immaculately maintained modern coaching inn together with flexible accommodation and local convenience store/café.
- Currently trading as *The Haughmond*, a AA 3-Rosette accredited restaurant, also featured in the Michelin Guide with an internationally recognised Michelin Plate award.
- Picturesque and historic village location with much of the village a designated conservation area.
- Extensive views to rear over open countryside towards 'The Wrekin'.
- Opportunity to drive additional revenue from the extensive grounds and rear barn currently used as staff accommodation.
- For sale due to owner's retirement.
- Offers in the region of £1,295,000 excl.



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The Haughmond, Pelham Road, Upton Magna, Shrewsbury, SY4 4TZ

Description:

The estate is arranged in a horse shoe around a central car park area (currently 22 spaces) with The Haughmond located to the front of the site adjacent to The Village Store, Café and Bakery. Holiday letting barns and staff accommodation are located to the sides and rear of the main parking area.

To the rear of the restaurant lies an extensive garden area with panoramic countryside views. There is further overspill parking, accessed via the left hand side of the site.

The Haughmond itself is a beautifully presented, detached coaching inn constructed of brick elevations under a pitched tiled roof. The current owners have ensured that all buildings have remained in excellent condition.

The current restaurant is offering a formal, high quality AA 3-Rosette service, set for 42 covers. It is considered there is ample scope to reconfigure the layout to accommodate between 60-70 covers internally and the high quality kitchen is capable of handling well over a 100 covers.

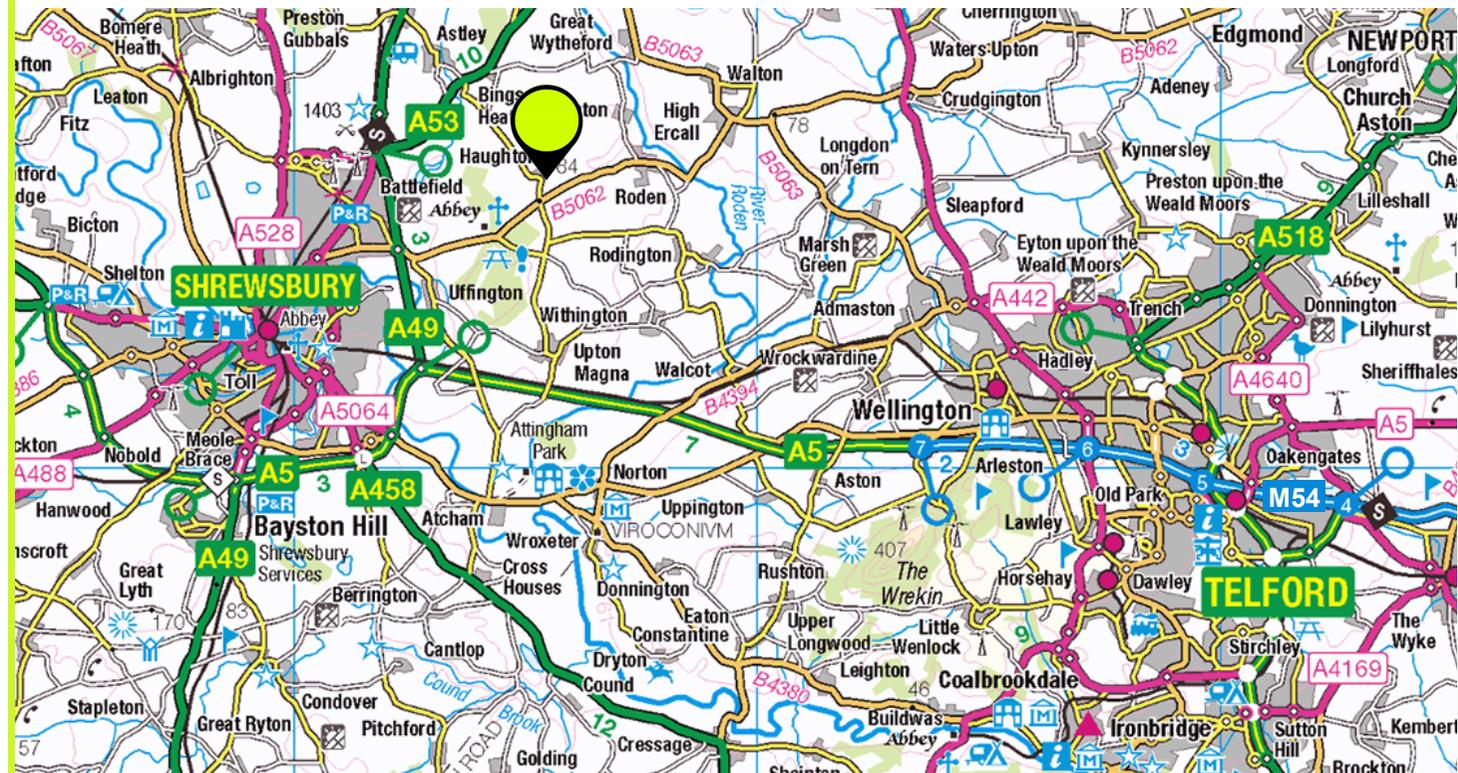
On the first floor are 5 en-suite double bedrooms and a self-contained one bedroom flat on the top floor. The five en suite double bedrooms are furnished to a high standard and currently let as bed & breakfast accommodation. The second floor flat would make excellent staff accommodation.

At the entrance to the main carpark lies a recently converted and extended barn that trades as The Village Store and Café. It is extremely popular with a wide range of users, including cycling groups, walkers and local villagers topping up on 'morning goods'.

Directly accessed from the courtyard carpark are the residential barn conversions arranged as two, one-bed ensuite rooms which are fitted out as pet and cyclist/walker friendly and a self contained three-bedroom barn. The residential barn to the rear of the estate is currently laid out as three bedroom staff accommodation, but with a fourth bedroom converted to a development kitchen. This arrangement could easily be reversed by the new owner.

Location:

Upton Magna is situated 5 miles west of Shrewsbury and The Haughmond occupies a prominent position in the village on the main road through the village.



The Haughmond Restaurant with Rooms



The Village Store, Café & Bakery and Letting Rooms



The Haughmond, Pelham Road, Upton Magna, Shrewsbury, SY4 4TZ

Basil Barn - Holiday Let



The Barn - Staff Accommodation



The Haughmond - Restaurant with Rooms



Virtual Tour

Ratable Value: £30,000 pa (1st April 2023)

Energy Performance Rating: C 67

Services:

All mains services are connected to the property.

The Village Store, Café & Bakery and Letting Rooms



Virtual Tour

Ratable Value: £4,000 pa (1st April 2023)

Energy Performance Rating: C 69

Services:

All mains services are connected to the property.

Basil Barn - Holiday let



Virtual Tour

Ratable Value: Included in The Haughmond valuation.

Energy Performance Rating: C 69

Services:

All mains services are connected to the property.

The Barn - Staff Accommodation and Training Kitchen



Virtual Tour



Training Kitchen

Council Tax Band A - £1,366.10 pa

Energy Performance Rating: C 69

Services:

All mains services are believed to be connected to the property.

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Location:

Shrewsbury is the county town and administrative centre of Shropshire, and has a borough population of roughly 80,000 (according to the 2022 census), a 5% rise since 2020 and a catchment extending towards Mid Wales of roughly 608,000 people.

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000

Planning:

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

References:

The successful purchaser may be required to demonstrate proof of funds for this transaction.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

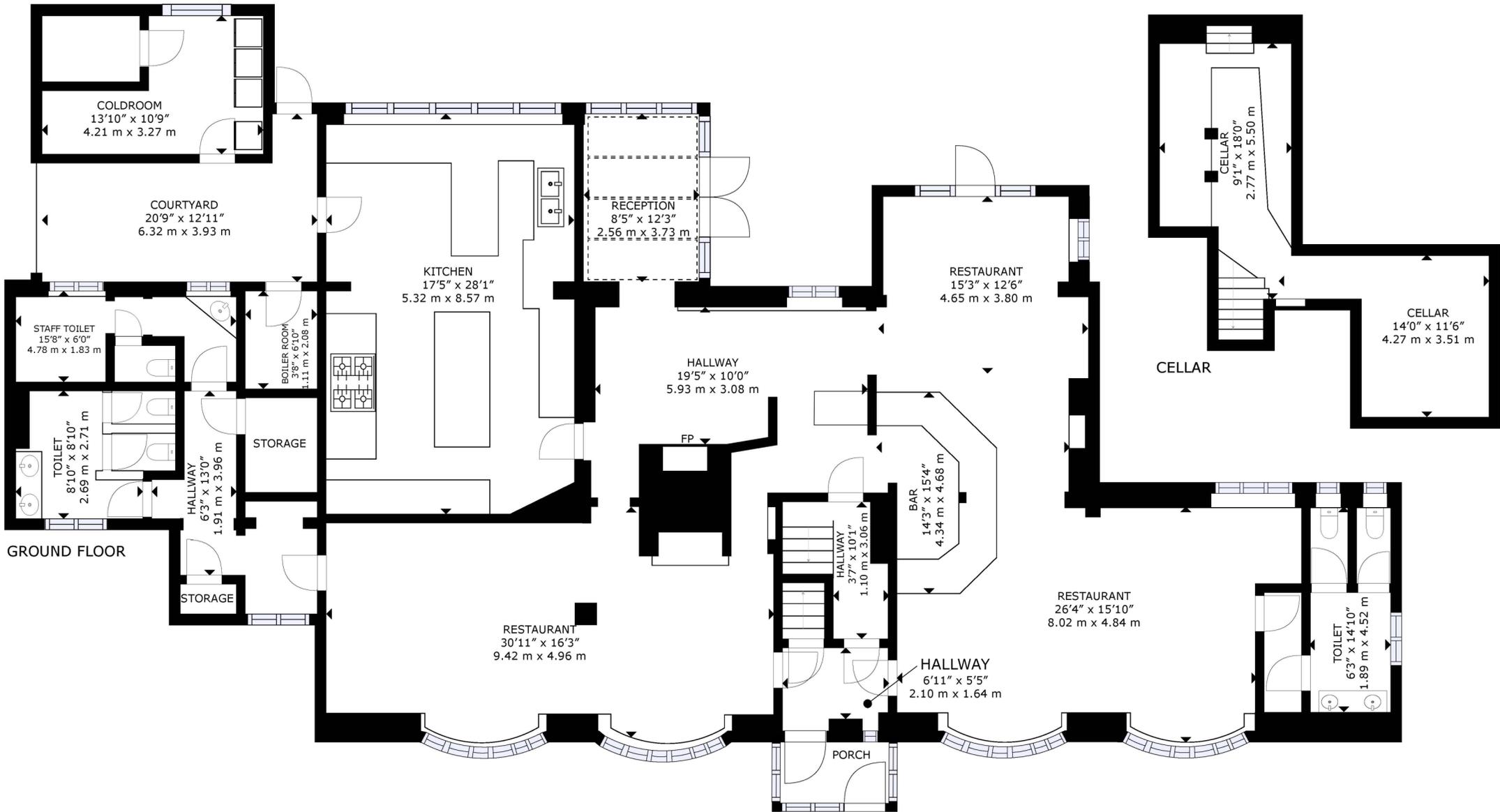
Costs:

Both parties to cover their own legal costs.

VAT:

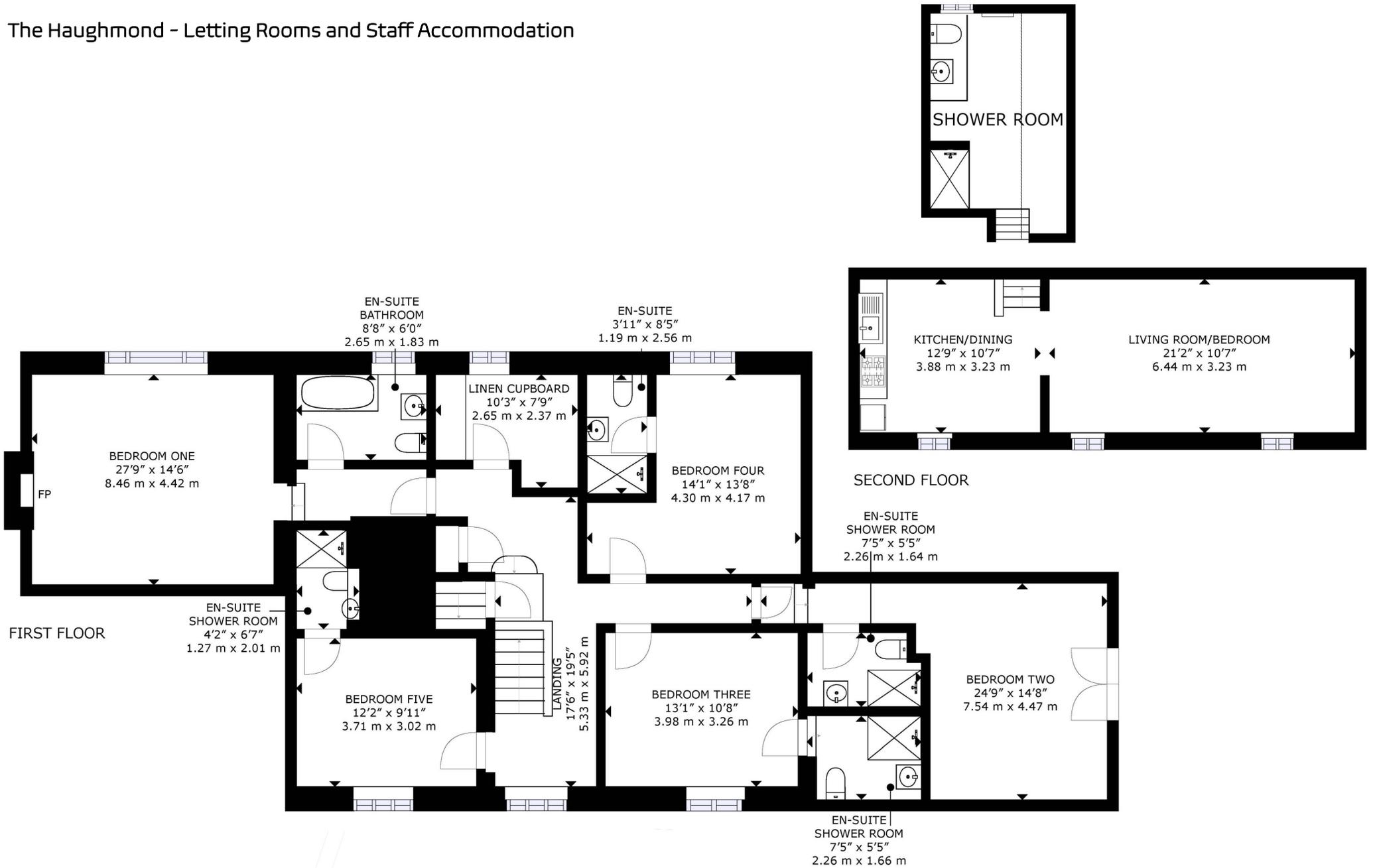
All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The vendor has elected to charge VAT on the rent.

The Haughmond - Restaurant



GROUND FLOOR: 2,849 sq. ft, 265 m². CELLAR: 270 sq. ft, 25 m²
 EXCLUDED AREA: COURTYARD: 168 sq. ft, 15 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Haughmond - Letting Rooms and Staff Accommodation

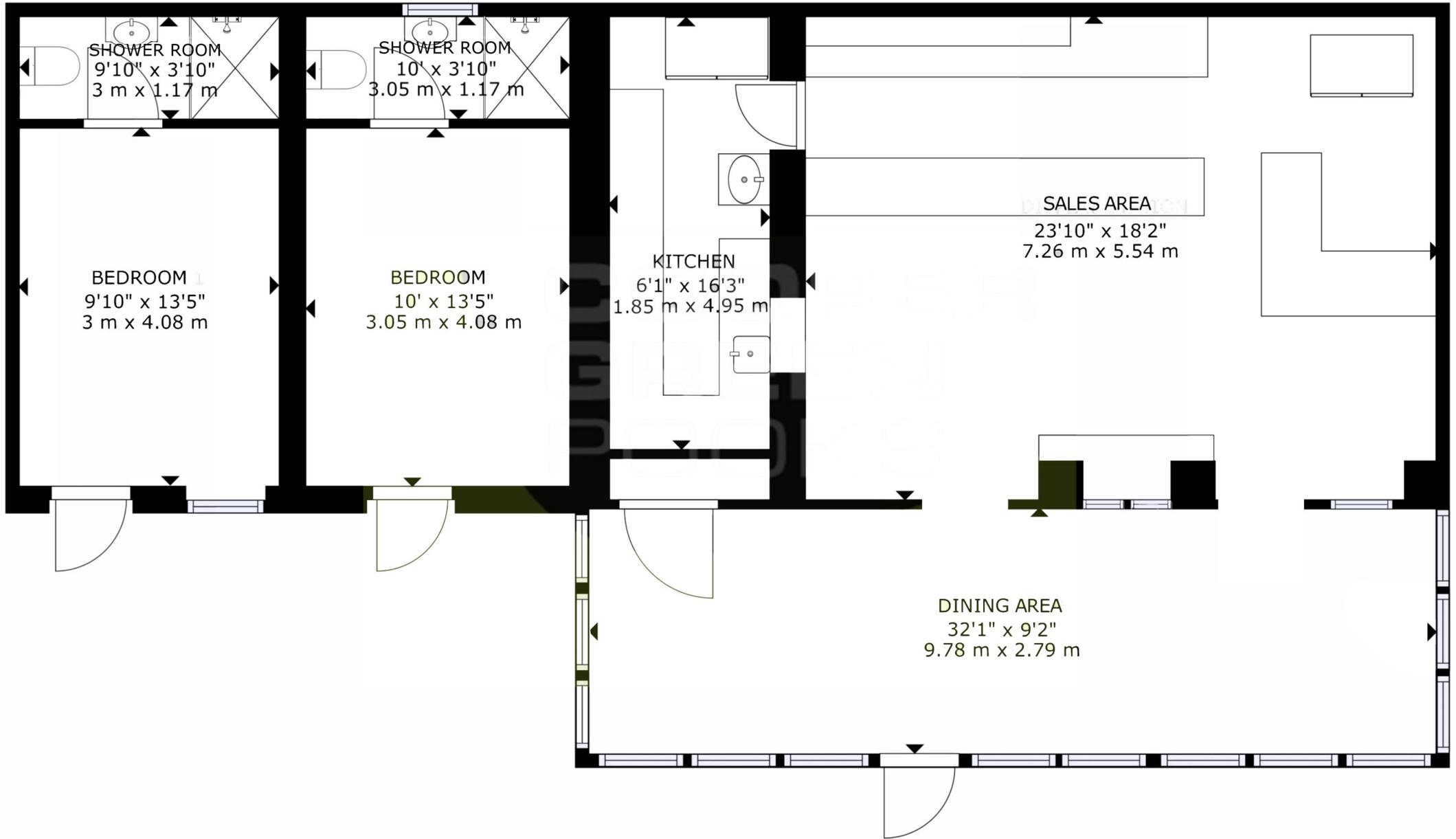


GROSS INTERNAL AREA

FIRST FLOOR: 1,583 sq. ft, 147 m², SECOND FLOOR: 361 sq. ft, 33 m²
 TOTAL: 5,063 sq. ft, 470 m²

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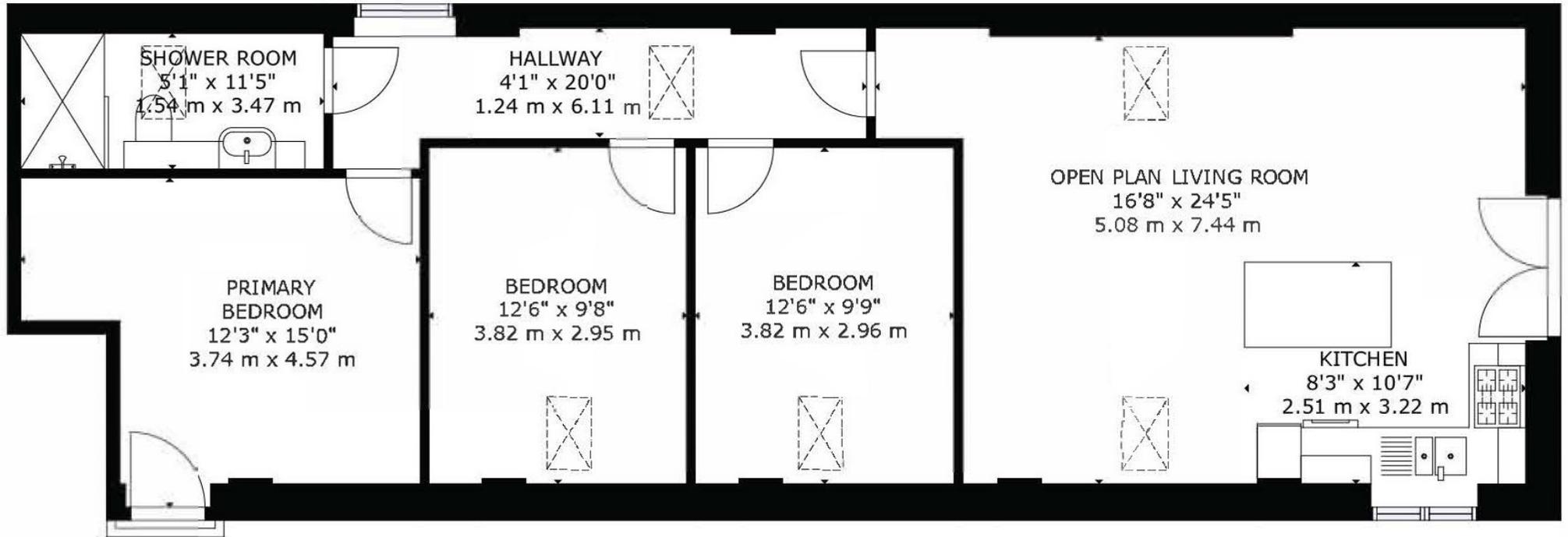
The Village Store, Café & Bakery and Letting Rooms



GROSS INTERNAL AREA
GROUND FLOOR: 1265 sq ft, 117.55 m²
TOTAL: 1265 sq ft, 117.55 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Basil Barn - Holiday Let



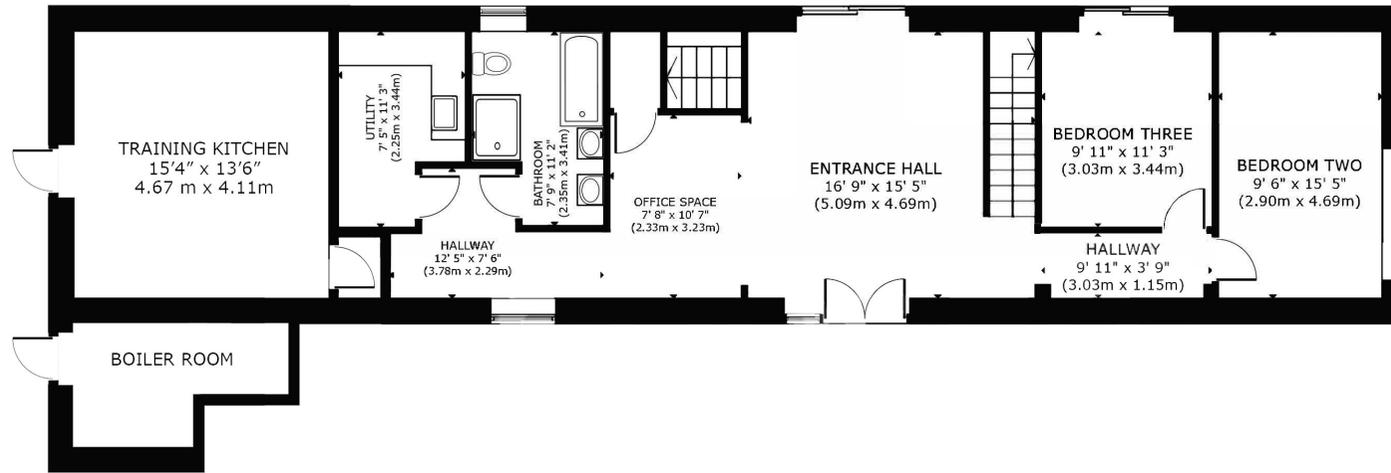
GROUND FLOOR

GROSS INTERNAL AREA

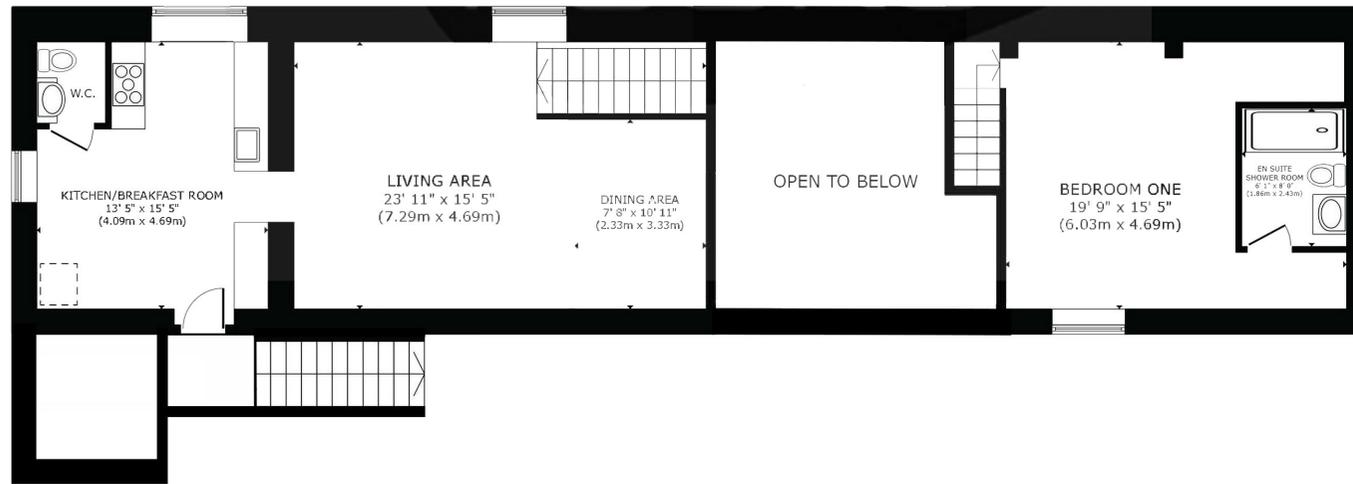
TOTAL: 940 sq.ft, 87 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

The Barn - Staff Accommodation



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 1156.6 sq ft (107.49 sq m)
 FIRST FLOOR: 964 sq ft (89.6 sq m)
 TOTAL: 2,120.6 sq ft (197.09 sq m)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.