

COOPER  
GREEN  
POOKS

For Sale



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

Modern Coaching Inn  
with Holiday Barns and Shop





## Summary

- A rare opportunity to acquire a lifestyle property, immaculately maintained in a beautiful Shropshire village on the outskirts of Shrewsbury.
- Multiple income sources from the coaching inn with AA 3-Rosette restaurant, B&B rooms above, converted barns offering rooms to let and village shop.
- Beautifully appointed 3-bed barn conversion for on-site living or additional income if let.
- Stunning grounds within a designated conservation area and with extensive views over open countryside towards 'The Wrekin'.
- Ample on site parking.
- Opportunity to drive additional revenue from the grounds.
- For sale due to owners retirement.
- OIRO £1,100,000.





## 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'.

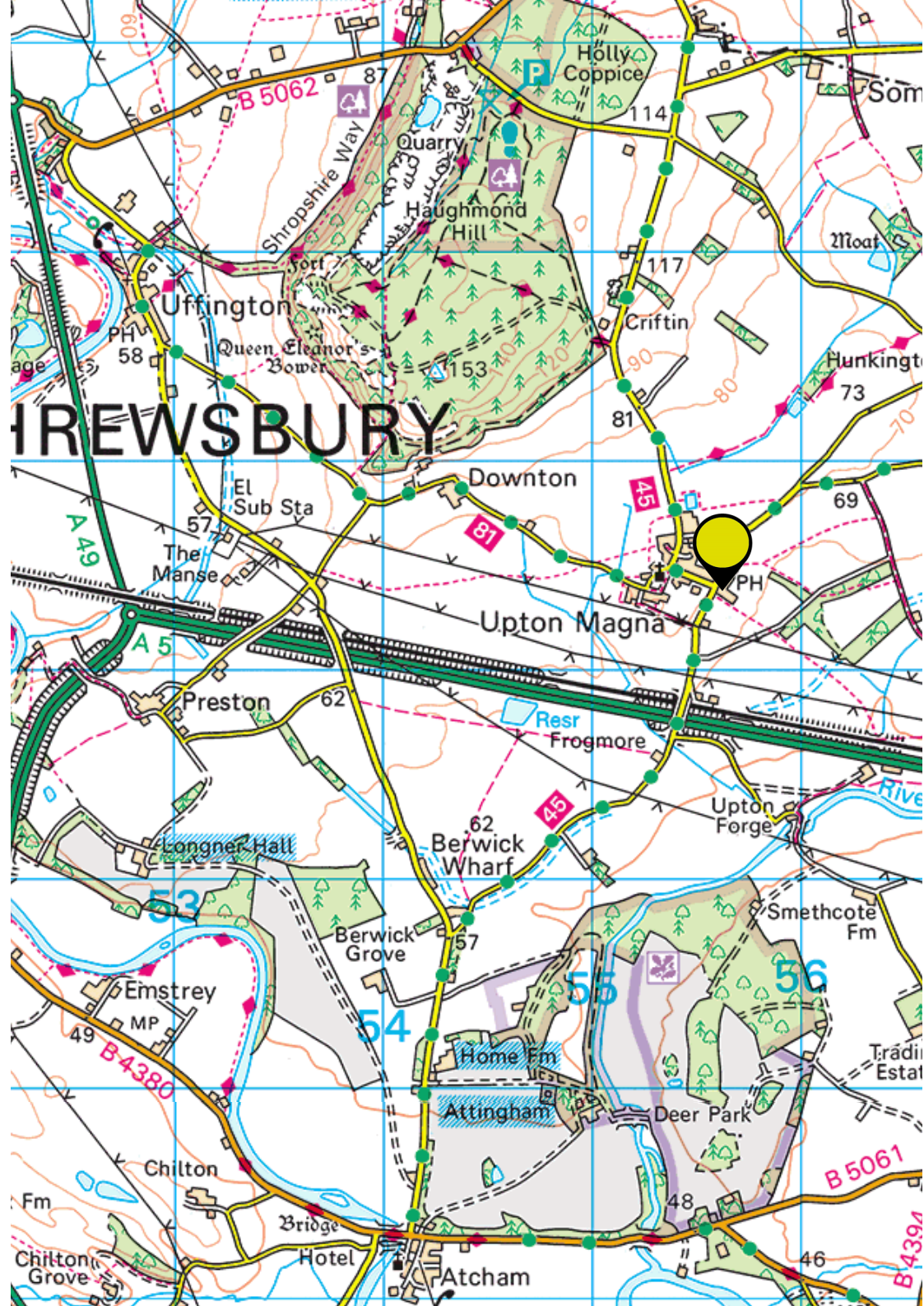
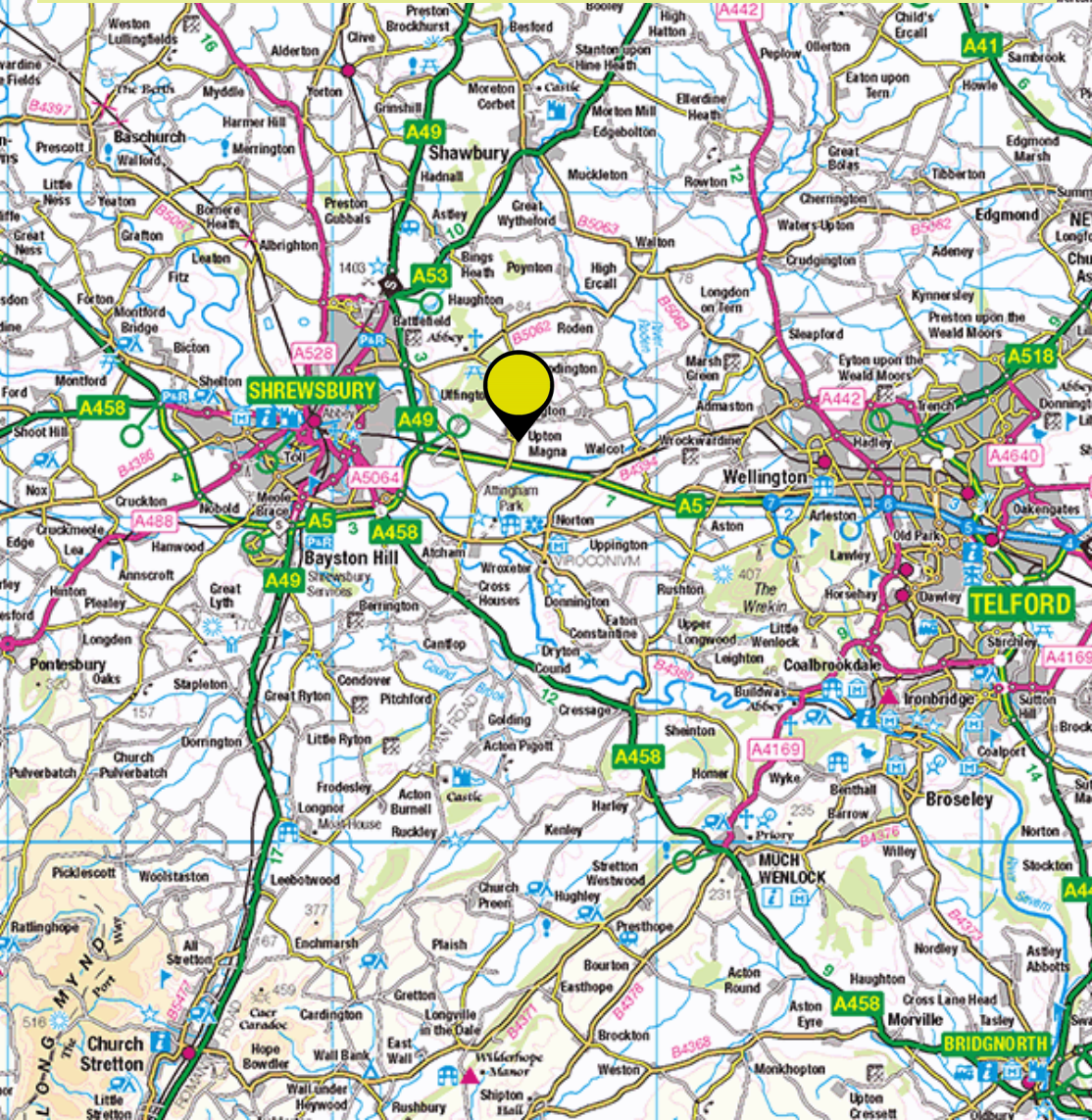
Directly accessed from the courtyard carpark are the residential barn conversions arranged as two, one-bed ensuite rooms which are fitted out as pet and cyclist/walker friendly and a self contained three-bedroom barn. The residential barn to the rear of the estate is currently laid out as three bedroom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





### Location:

The picturesque village of Upton Magna is situated 5 miles west of Shrewsbury between the Forestry England managed Haughmond Hill with its forest walks and bike trails, and the National Trust run Attingham Park country house and estate. The village lies on the National Cycle Routes 81 and 45 and The Haughmond is prominently located with the café, a recognised pit stop for the plentiful passing cyclists.





## The Haughmond - Restaurant with Rooms

**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

**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

**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

**Council Tax** Band A - £1,366.10 pa

**Energy Performance Rating:** C 61

**Services:**

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

### 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.

### Joint Agent

Charles Lawson  
Forge Property Consultants Ltd  
Charles.lawson@forgeproperty.co.uk  
07873 388 119  
01691 610 317





# The Haughmond Restaurant with Rooms



Virtual Tour



# The Village Store, Café & Bakery and Letting Rooms



Virtual Tour



# Basil Barn - Holiday Let



Virtual Tour



# The Barn - Staff Accommodation



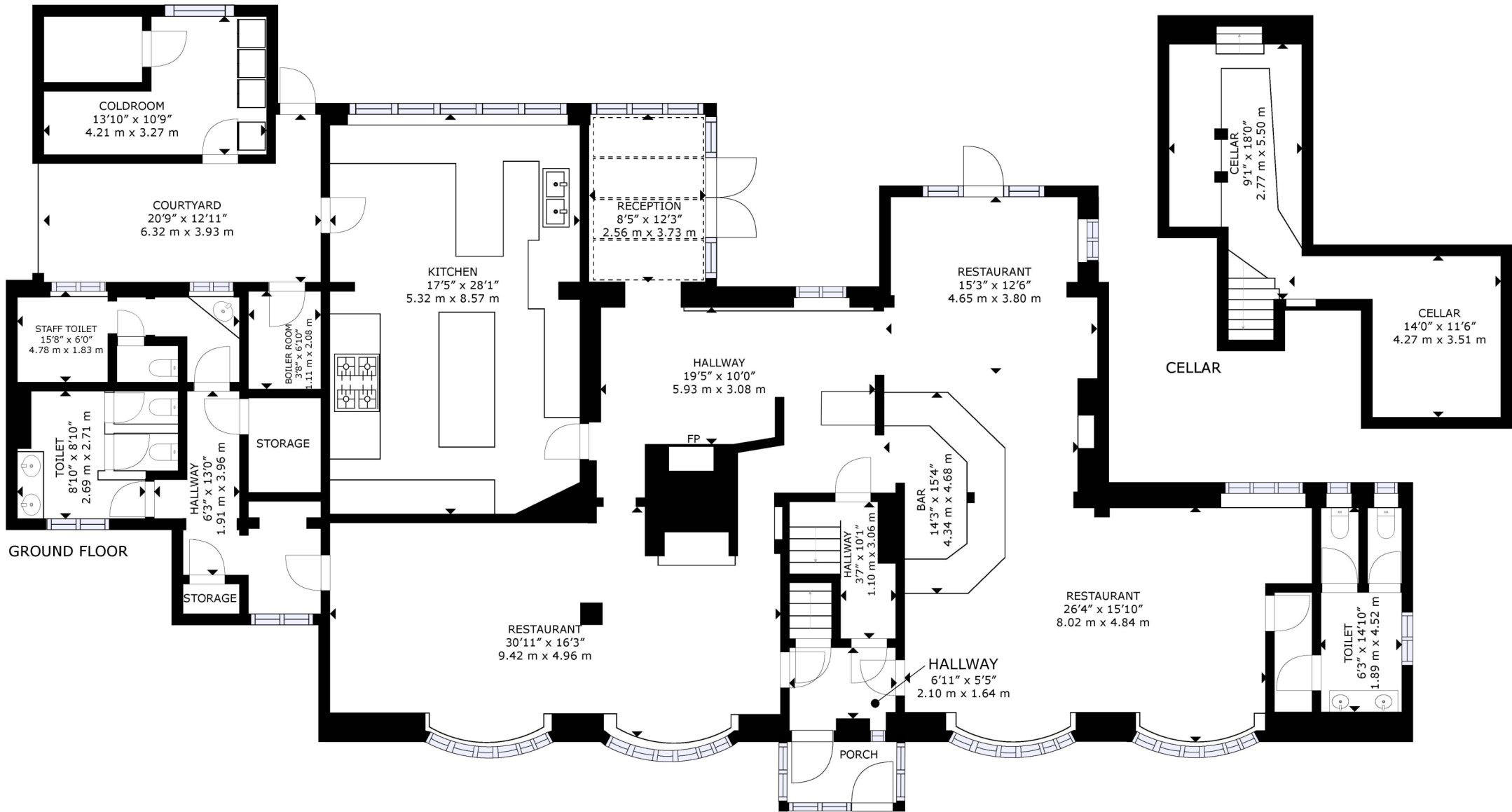
Virtual Tour



Training Kitchen



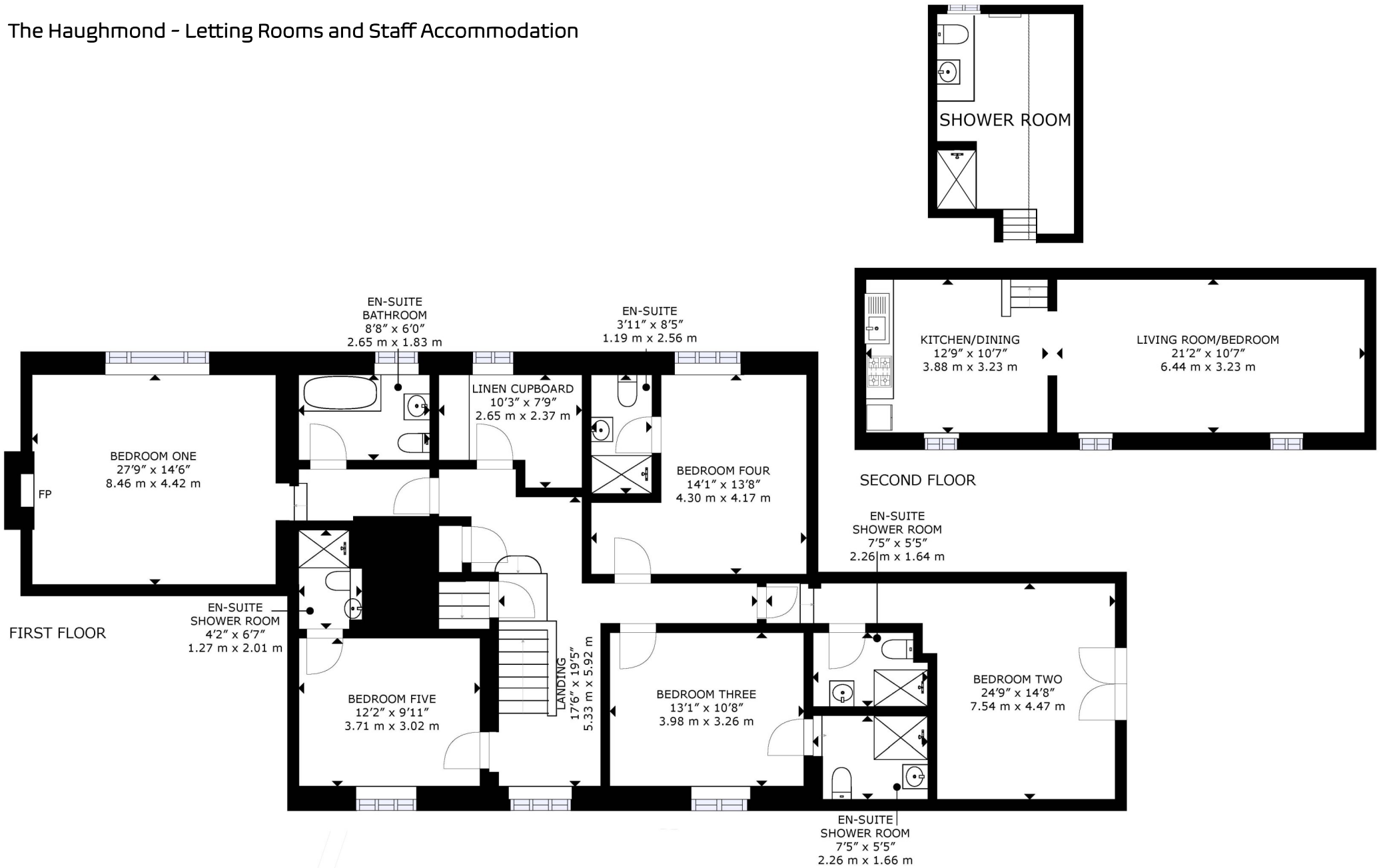
# The Haughmond - Restaurant



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



# The Haughmond - Letting Rooms and Staff Accommodation



## GROSS INTERNAL AREA

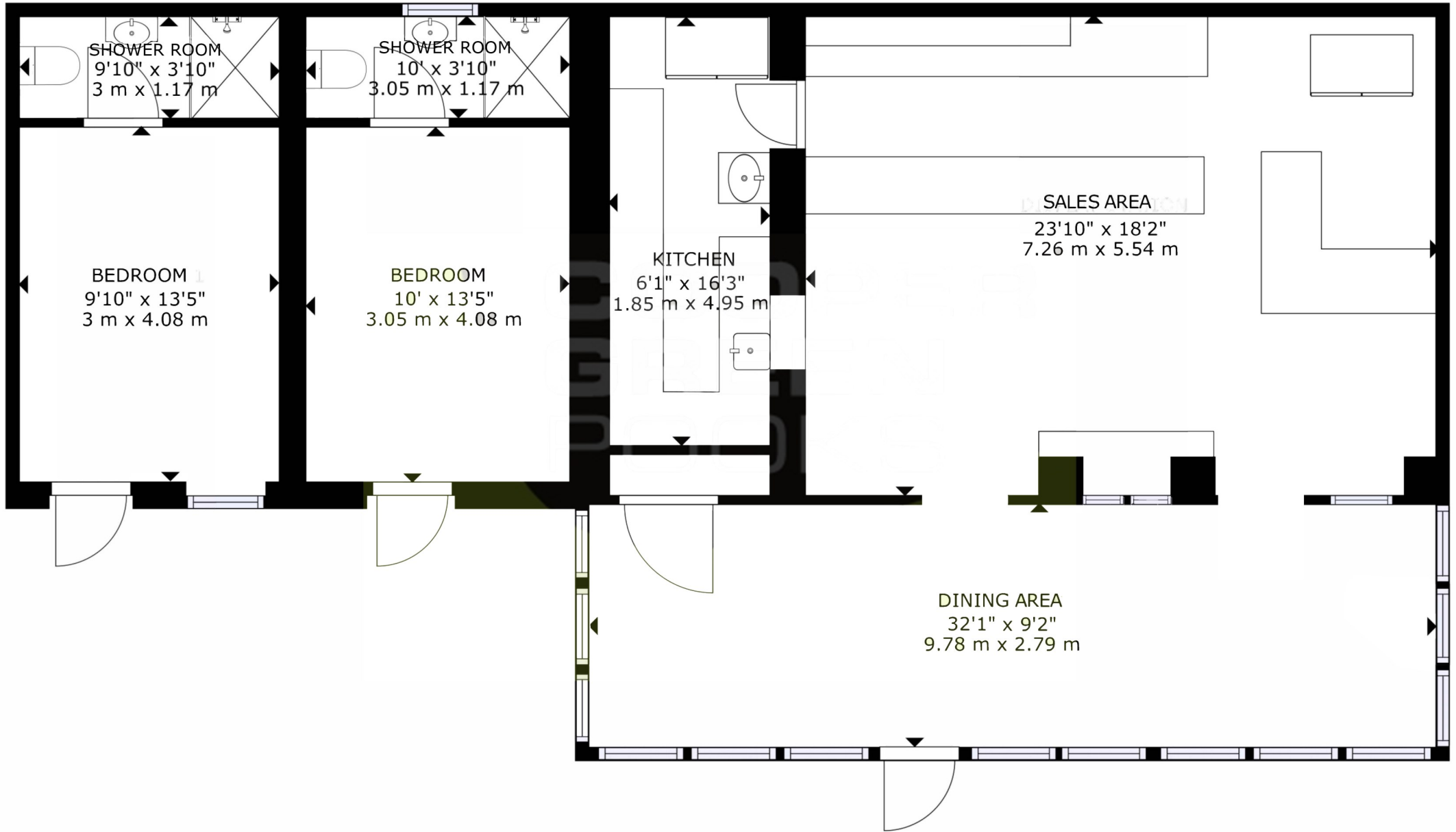
FIRST FLOOR: 1,583 sq. ft, 147 m<sup>2</sup>, SECOND FLOOR: 361 sq. ft, 33 m<sup>2</sup>

TOTAL: 5,063 sq. ft, 470 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# The Village Store, Café & Bakery and Letting Rooms

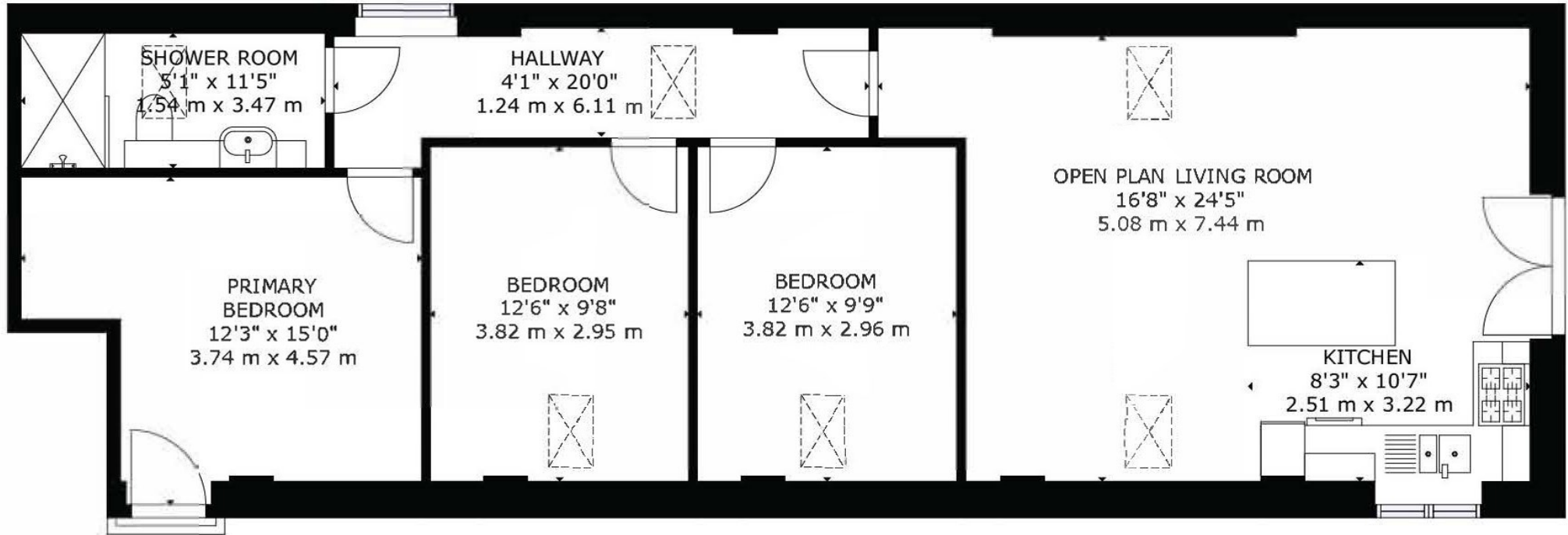


GROSS INTERNAL AREA  
GROUND FLOOR: 1265 sq ft, 117.55 m<sup>2</sup>  
TOTAL: 1265 sq ft, 117.55 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Basil Barn - Holiday Let



GROUND FLOOR

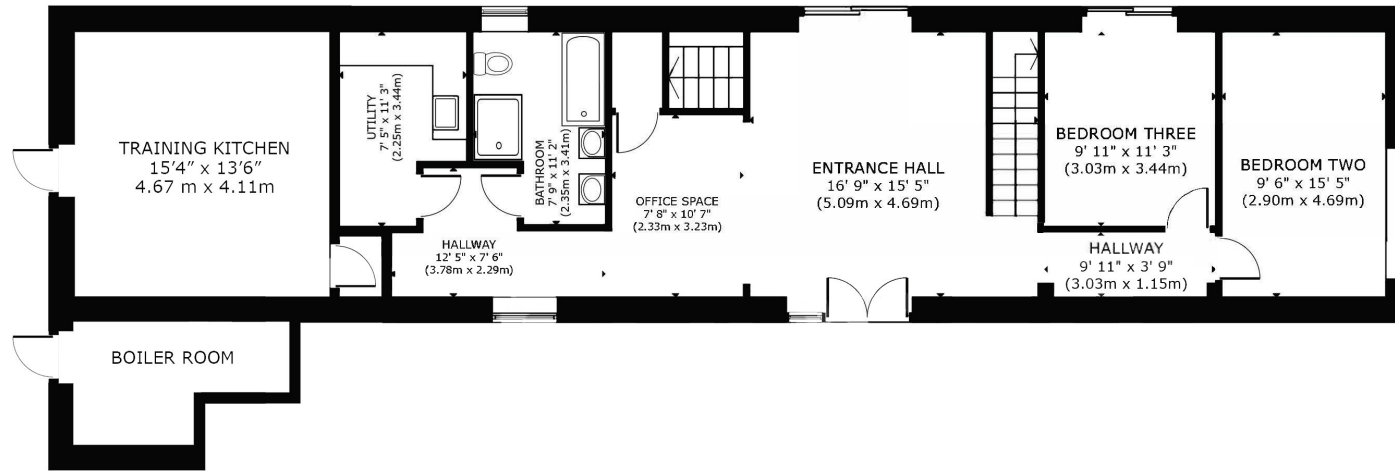
GROSS INTERNAL AREA

TOTAL: 940 sq.ft, 87 m<sup>2</sup>

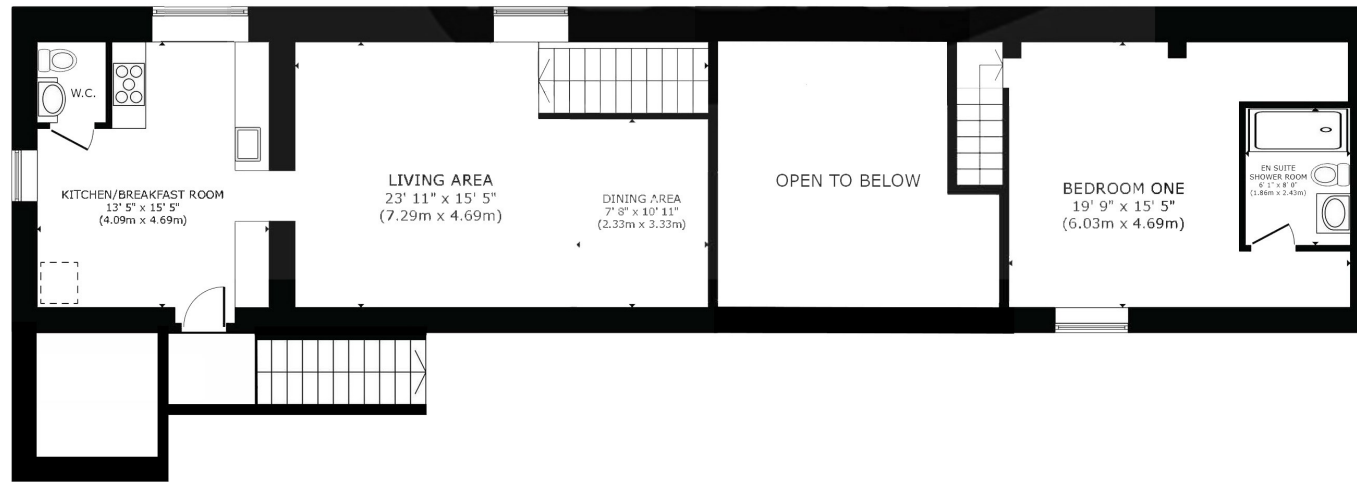
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# 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



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