



THE TALBOT INN

KNIGHTWICK, WORCESTER



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KNIGHTWICK, WORCESTER, WR6 5PH

ICONIC 15TH CENTURY COACHING INN/HOTEL OCCUPYING A WONDERFUL LOCATION IN THE TEME VALLEY WITH SUBSTANTIAL RIVER FRONTAGE

Two Large Public Bars, Dining Room, Functions Room, Large Well Equipped Kitchen.

10 En Suite Letting Rooms.

Staff Cottage.

Extensive Outbuildings Housing Micro Brewery And Former Bakery.

Approximately 2.78 ACRES Of Beer Garden, Kitchen Garden And Extensive River Frontage



By direction of Annie Clift upon retirement

Location

Knightwick is a small village enjoying easy access to Worcester (approximately 9 miles), Malvern and Bromyard (each about 6 miles) and the nearby village of Martley (3 miles) which offers a good range of amenities including primary and senior schools.

The M5 motorway access is available at Wychbold and Worcester where there is also a direct rail service to Birmingham and London Paddington including the recently opened Parkway station. The local area is highly regarded for country pursuits including fishing, shooting, riding and walking and nearby there is the renowned Shelsley Hill Climb.

Property Description

The Talbot Hotel comprises a Grade II listed property dating originally from the 15th century located close to the Worcestershire/Herefordshire borders enjoying an idyllic location on the banks of the River Teme in the beautiful Teme valley.

The Hotel and Public House has developed an outstanding reputation over the 40 years of the careful stewardship of Annie Clift and family and in 2018 The Talbot was awarded the Good Pub Guide Award for Country Dining. The Talbot has been home to the ever popular Teme Valley Market over the past 25 years which is held every second Sunday of each month. In addition to the Hotel/Public House the business brews and sells its own beer/lager which are brewed on site trading as the Teme Valley Brewery. For many years the popular on site Bakery produced highly regarded varieties of bread and the equipment remains in place.

The Hotel offers 10 en suite letting rooms, 2 large public bars, dining room, conservatory/functions room, staff cottage and extensive outbuildings. The property is set in approximately 2.78 acres with extensive beer garden on the banks of the River Teme and a productive kitchen garden. There is a well equipped commercial kitchen which produces the food for which The Talbot has become renown. An adjoining area of car park extending to approximately 0.75 acres and shown edged blue on the attached plan is currently rented.

Business Rates

Rateable Value £47,500.

This information has been obtained by the Valuation Office Agency website and all interested parties are advised to verify this with the local billing authority.





Licences

We understand the Hotel has the benefit of a premises licence.

Fixtures and Fittings

Trade fixtures and fittings and other items associated with the running of the business are included in the sale. A full inventory will be prepared. Stock will be taken to at valuation.

Trading accounts will be made available to applicants showing genuinely serious interest.

Directions

From Worcester, proceed along the A44 in the direction of Bromyard and Leominster. Continue along the A44 for proximity 6 miles, passing through Cotheridge and Broadwas, and on reaching Knightwick turn right onto the B4197 signposted for Martley. Proceed for a short distance and The Talbot can be found on the left hand side.

Services

We have been advised that mains electricity and water are connected. The property has the benefit of gas (propane) fired central heating. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold and offered with the benefit of vacant possession.

Please Note

Flood water entered the property in 2020. Subsequent remedial works included preventative steps against future flooding.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided.

No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

EPC

The EPC rating for The Talbot is D (80). <https://find-energy-certificate.service.gov.uk/energy-certificate/0940-0631-5479-6803-7002>

The EPC rating for Teme Valley Brewery is G (171). <https://find-energy-certificate.service.gov.uk/energy-certificate/0940-0231-5219-3303-3006>

The EPC rating for The Bakery is D (95). <https://find-energy-certificate.service.gov.uk/energy-certificate/0796-0635-7830-9400-4113>



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MISREPRESENTATIONS ACT 1967

JOHN GOODWIN

Conditions under which particulars are issued

John Goodwin for himself and for the vendors or lessors of this property whose agent he is gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, not constitute part of, an offer or contract;
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