



Miners Arms

Whitecroft Lydney GL15 4PE

**TOOMBS
& TOOMBS**
PROPERTY CONSULTANT



DAVID JAMES

Miners Arms

Whitecroft, Lydney, GL15 4PE

An exceptional opportunity to acquire a substantial and highly regarded freehouse in the heart of the Forest of Dean, comprising a successful public house and restaurant, owners' accommodation, holiday cottage, function facilities, extensive parking and attractive beer gardens extending to approximately 0.58 acres (0.24 hectares).

- Established Freehouse, Restaurant & Hospitality Business
- Capacity for up to:
 - Main Restaurant 36 covers
 - Events (Carriage) room 60 covers
 - Garden (front) 68 covers
 - Garden (rear) 18 covers
- Owners' Accommodation & Self-Contained Holiday Cottage
- Dedicated Function Room & Events Facilities
- Extensive Parking, Beer Gardens & Outdoor Seating
- Site Extending to Approximately 0.58 Acres (0.24 Hectares)

FOR SALE BY PRIVATE TREATY

Guide Price: £495,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
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Tel 01633 880 220
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DESCRIPTION

A substantial freehouse and restaurant occupying a prominent position within the popular Forest of Dean village of Whitecroft. The property comprises a public house with multiple trading areas, function room, owners' accommodation and self-contained holiday cottage, together with extensive parking and attractive external seating areas, all set within approximately 0.58 acres (0.24 hectares).

The property benefits from an established trading position and enjoys a strong reputation amongst both local residents and visitors to the area, with the Forest of Dean, Dean Forest Railway and numerous outdoor pursuits attracting tourism throughout the year. Having been the subject of considerable investment and improvement in recent years, The Miners Arms now offers a well-presented and versatile hospitality offering, complemented by high-quality owners' accommodation and attractive external trading areas.

SITUATION

The Miners Arms occupies a prominent position within the sought-after Forest of Dean village of Whitecroft, approximately 3 miles north of Lydney, 10 miles from Monmouth, 18 miles from Gloucester and 27 miles from Bristol. The village is particularly well known for its close proximity to the Dean Forest Railway and the wider Forest of Dean, which attracts significant visitor numbers throughout the year.

The surrounding area offers an abundance of outdoor pursuits including walking, cycling and forestry recreation, whilst the nearby town of Lydney provides a comprehensive range of amenities and mainline rail connections. Road links are excellent, with convenient access to the A48, M48 and M4, providing routes to South Wales, Bristol and the Midlands.

SERVICES

The properties benefit from mains water, electric, drainage and gas.

ACCOMMODATION

The public house provides a range of characterful and versatile trading areas centred around the main bar, together with separate dining areas, snug and a substantial function room capable of accommodating private events, celebrations and live entertainment. Ancillary accommodation includes commercial kitchen facilities, cellarage, stores and staff facilities. Externally, customers benefit from extensive parking and attractive outdoor seating area. The restaurant can cover:

- Main Restaurant 36 covers
- Events (Carriage) room 60 covers
- Garden (front) 68 covers
- Garden (rear) 18 covers

The owners' accommodation is situated on the first floor and has recently undergone extensive refurbishment and improvement to provide high-quality living accommodation. Particular attention has been given to the installation of sound insulation between the commercial and residential elements of the property to minimise any noise ingress from the ground floor commercial accommodation.

The accommodation is finished to a high standard throughout and includes a contemporary fitted kitchen with quality fixtures and fittings, together with spacious and well-presented living accommodation.

The property further benefits from a detached self-contained holiday cottage, currently utilised as visitor accommodation. Arranged in an attractive upside-down configuration, the cottage provides two bedrooms and two bathrooms to the ground floor, with an open-plan living area and kitchen situated on the first floor, taking advantage of the surrounding outlook. The accommodation is complemented by an elevated decked seating area and private external space.

TENURE

Freehold with vacant possession on completion.

OUTSIDE

The Miners Arms occupies a generous plot extending to approximately 0.58 acres (0.24 hectares) and benefits from extensive customer parking, attractive beer gardens and a dedicated children's timber play area. The outdoor areas provide an excellent setting for al fresco dining and socialising, whilst enhancing the property's appeal to families, visitors and the local community.

RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

PLANNING

Interested parties are advised to make their own investigations with the local authority.

AGENTS NOTES

All fixtures, fittings, catering equipment, trade inventory, business-related items and goodwill are excluded from the sale price but will be available by separate negotiation. Interested parties should contact the selling agents for further details.

LOCAL AUTHORITY

Forest of Dean District Council – 01594 810000

VIEWING

Strictly by appointment with the Agents: David James – Tel 01453 843720

VAT

The guide price stated is exclusive of VAT whether or not chargeable. We understand that the business is registered for VAT. Further information in respect of the VAT position is available from the selling agents.

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

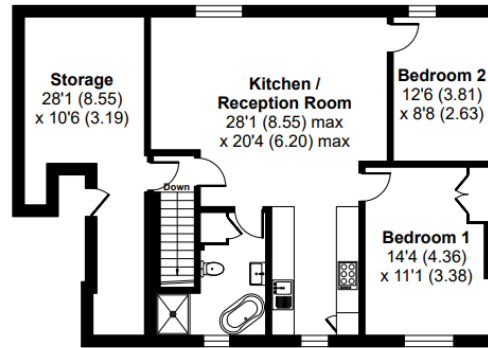
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



FLOOR PLAN

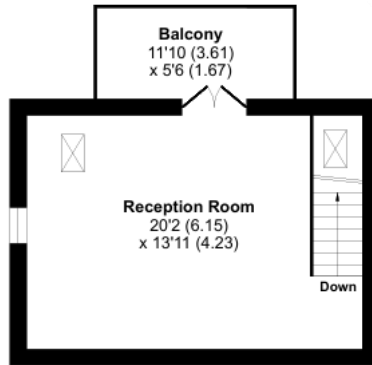
The Miners Arms, Whitecroft, Lydney, GL15

Approximate Area = 4392 sq ft / 408 sq m
Outbuilding = 346 sq ft / 32.1 sq m
Total = 4738 sq ft / 440.1 sq m
For identification only - Not to scale

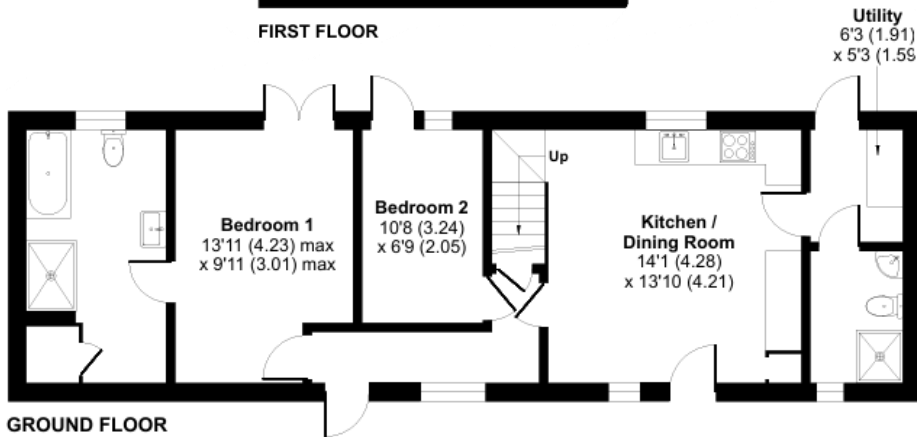


FIRST FLOOR

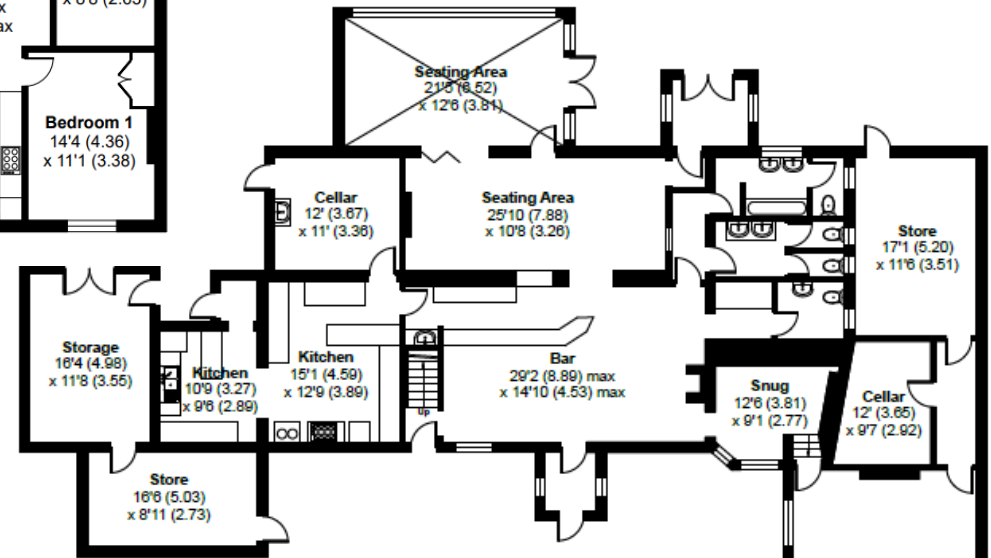
HOLIDAY COTTAGE
Approximate Area = 969 sq ft / 90 sq m
For identification only - Not to scale



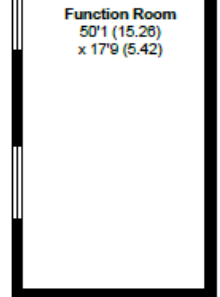
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



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| The Miners Arms Whitecroft LYDNEY GL15 4PE | | Energy rating E |
| Valid until 6 June 2027 | Certificate number 9155-3036-0931-0500-9501 | |

