



Brook House Farm

Crew Green, Shrewsbury, Shropshire, SY5 9AT

Tenure: Freehold

Price: £2,500,000

Ref: 96515

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- 5 bedroom character farmhouse
- Café/bar (60) with outdoor seating (80-150)
- Shop/retail unit & fishing lake
- 2 long-term, self-contained letting units
- 16 self-contained holiday lets
- 40 caravan hook-ups/camping pitches

Location

Brook House Farm is located within the centre of Crew Green, a village situated on the B4393 in the Upper Severn Valley, 12 miles due west of the market town of Shrewsbury.

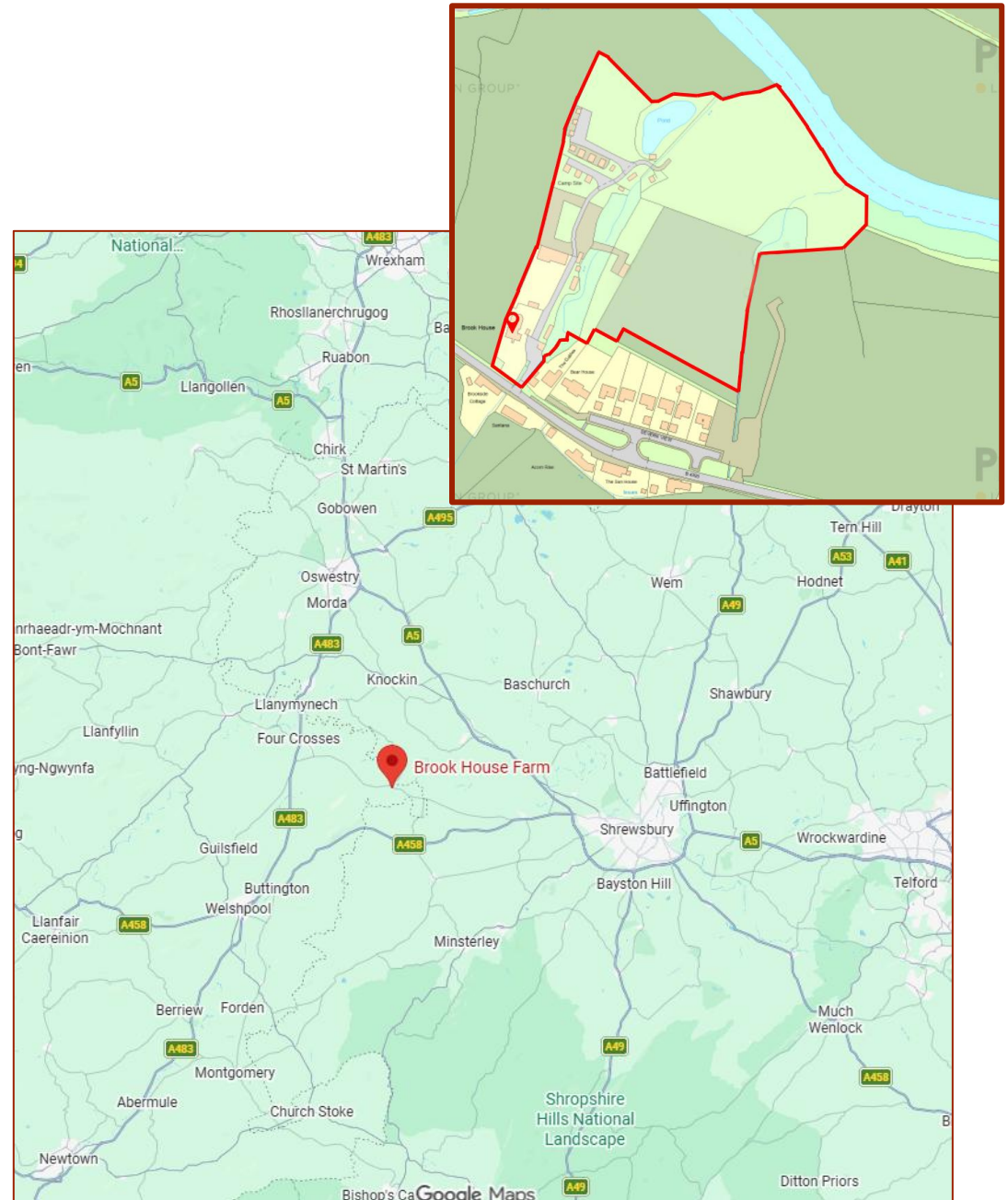
The property is located on the England-Wales border, set within the scenic countryside of Powys. The property abuts the peaceful banks of the River Sever.

The Property

Brook House Farm is a multipurpose site operating as a holiday park, campsite, fishing retreat and restaurant from which it derives a considerable amount of revenue.

Brook House Farm's accommodation is vast and has a wealth of charm and character. The property sits within approximately 12 acres.

The property is presented in excellent order and presents an exceptional opportunity for a new owner to acquire a successful, multifaceted business which is only available due to our clients' retirement.



Main House

The three-story farmhouse, which is surprisingly not listed, dates from the 17th century. It is constructed in the main of red brick with multi-pane sash windows at ground and first floors and dormer windows on the second floor. The farmhouse must be viewed to be appreciated, however it is briefly described as follows:

Entrance vestibule leading into the main hallway. Feature inglenook fireplace with solid fuel burner and exposed brick chimneybreast. Heavily beamed ceiling. The vestibule is currently utilised as a SNUG.

Adjacent is the 'L' shaped KITCHEN with bespoke fitted farmhouse style kitchen cabinets, granite worktops and quarry tile floor. There is an impressive inglenook fireplace with a wood mantle and brick chimneybreast. An AGA is inset into the inglenook. UTILITY ROOM with WC and SHOWER.

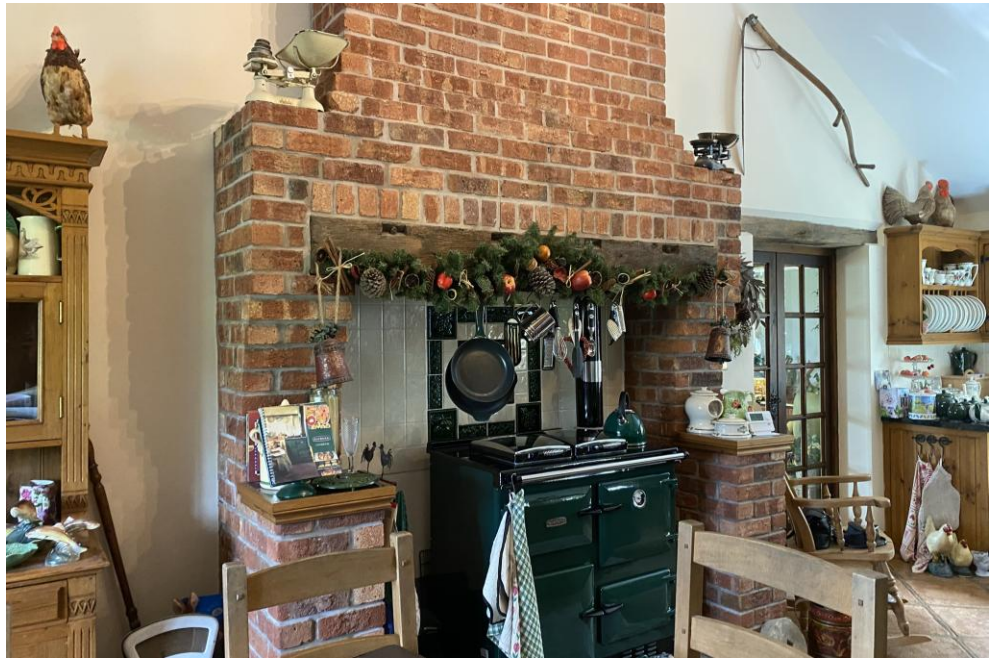
The heavily beamed CONSERVATORY has wraparound windows which overlook the idyllic, rural landscape. Solid fuel burner. Boarded floor throughout.

LOUNGE with an Inglenook fireplace with exposed brick chimneybreast. Heavily beamed ceiling and fitted carpet. Opposite is an additional SITTING ROOM/DINING ROOM with exposed ceiling beams, fitted carpet over an oak floor and a Victorian fireplace with stone hearth and mantel.

BASEMENT

The basement was previously used as an additional living room but is currently utilised as owners' accommodation.









FIRST FLOOR

THREE LARGE DOUBLE bedrooms with heavily beamed ceilings, boarded floors, exposed brick walls and panelled wainscoting throughout. Two of the bedrooms have EN SUITE facilities. There is an additional BATHROOM with bath and overhead shower.

THE EAVES

TWO large DOUBLE BEDROOMS. The first has exposed brick walls and a beamed ceiling. The second has fitted carpet and an EN SUITE bathroom comprising 'his and hers' handbasins, a deep Victorian bath and views over the rural landscape.

Main House - External

To the front of the farmhouse are manicured lawns and a pebbled driveway. The brook runs parallel to the house and gives its name to the property.

Double garage and outhouse with LAUNDRY FACILITIES.



The Old Potting Shed – The Café/Bar

Constructed in the early 2020s, this is a single-story, timber-clad building with a corrugated metal roof. Bi-fold doors open directly onto a gravel patio separating the café/bar from the extensive lawns. The building is substantial and well appointed throughout

There is seating for 60 on bistro bar chairs. Bar servery with tongue and groove frontage. Behind is extensive bottle storage and an espresso bar. Shaker panelling throughout, panelled ceiling and a freestanding log burner with stone hearth.

COMMERCIAL KITCHEN of a good size, comprehensively equipped with a range of stainless steel catering effects and equipment and a six section extraction unit. Altro nonslip flooring and UPVC clad walls.

Adjacent to the café/bar is the SHOP which is an L-shaped retail space with tile and board floors. It currently stocks a range of clothes and accessories.

The Old Potting Shed - External

Outside are manicured lawns and mature trees. There is seating for approximately 80, however the space could comfortably seat 150. Scattered around the lawns are freestanding dining huts for guests wishing to enjoy refreshments such as afternoon tea.

There is a small summerhouse with clad walls and a flat corrugated metal roof. To the front is decking overlooking the grassed café area.

TOILET BLOCK

Four WCs and shower facilities. There is also a washing-up area to the side for those using the campsite.







Summary of Letting Accommodation

PROPERTY	DESCRIPTION	COST PER NIGHT
6 Large Lodges	Large lodges, each with double bed, single bed and kitchenette	£100
The Large Shepherd's Hut	1 large double bed and kitchenette/sitting room	£120
6 Lodges	6 standard size lodges, each with double bed and kitchenette	£85
The Shepherd's Hut	Double bed and kitchenette	£100
The Pod	Double bed and kitchenette	£100
The Holiday Let	Studio kitchen/living room and double bedroom with en suite bathroom.	£120

ABLUTION BLOCK comprising: four WCs and shower facilities. Washing-up area to the side for campsite customers.

Schedule of accommodation let on a long-term basis

PROPERTY (long-term letting units)	DESCRIPTION	COST PER WEEK
Large Shepherd Hut	1 large double bed, kitchenette/sitting room	£160
Static Caravan	3 bedrooms, kitchen, sitting room and WC.	£160



Summary of Touring Pitches and Fishing Pegs

CAMPING & CARAVANS	DESCRIPTION	COST PER NIGHT
10 Hardstanding Touring Pitches	Electrical hook up	£35
2 Grass Touring Pitches	Electrical hook up	£35
18 Grass Tent or Trailer Pitches (adults only)	Non-electric	£30
10 Grass Tent or Trailer Pitches (families)	Non-electric	£30

FISHING	DESCRIPTION	COST PER DAY
Fishing Lake	Well stocked with a range of species	£7
Stretch of the River Severn	Licensed for 4 pegs	£10





The Business

Our clients acquired Brook House Farm in 2001 as a derelict shell and meticulously renovated the property. It was rewired, replumbed and sympathetically restored and developed. The property's character and quality will be evident to all who view.

Brook House Farm offers its overnight guests an opportunity to escape to the scenic countryside of Shropshire and Mid-Wales. Its letting accommodation, caravan hook-ups and camping pitches range in price and, as a consequence, appeal to a diverse audience. Visitors include lone holidaymakers, fishing enthusiasts and families wishing to enjoy the outdoors.

In 2004, three of the five bedrooms within the main house were let as bed and breakfast rooms at a cost of up to £150 per night. This arrangement continued for more than 16 years.

In 2011, our clients began to offer camping pitches to outdoor enthusiasts and this side of the business remains very popular. As previously mentioned, the hard standing electrical hook ups are currently £35 per night and the non-electrical pitches are £30 per night.

Over the course of the last eight years, our clients have introduced additional, self-contained letting units comprising 16 lodges and shepherd's huts. These command a tariff of between £85 - £120 per night.

In 2021, The Potting Shed was created; it comprises a café/bar and a shop. It has become tremendously popular, offering a range of food and beverages, clothing and gifts to guests, destination trade and local residents.

The business currently trades for nine months of the year; its season commences in March.





The Business continued

Over the course of the last 25 years, our clients have developed a multifaceted, successful business and they now wish to enjoy a well-earned retirement. Their departure from the industry presents the business's new owner with a rare opportunity to acquire a well-maintained and popular premises on a 12 acre site.

There is additional income from letting accommodation and angling. Accounts will be made available to interested parties following a formal viewing and with the consent of our clients.

Looking forward, trade could be developed further by increasing the business's reach through its website and via social media marketing. There is also scope to expand the existing caravan/campsite (STPP) and to promote the fishing lake and river pegs to keen anglers in the UK and abroad.







Tenure & Price

FREEHOLD £2,500,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

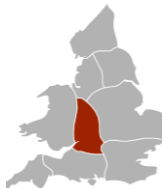
Licences

A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 08:00 – 23:00.

Services

Mains electricity and water are connected. Septic tank drainage. LPG for cooking.
Council Tax Band: H.
Local Authority: Powys County Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.