



The Axe & Cleaver

Much Birch, Herefordshire, HR2 8HU

Tenure: Freehold

Price: £745,000

Ref: 95886

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Set in 2.5 acres
- Same operators' hands for 20 years
- Lounge/bar/restaurant (48) & public bar (30)
- Six bedroom owners' accommodation
- Extensive gardens and car parking
- Outbuilding may suit conversion (STPP)

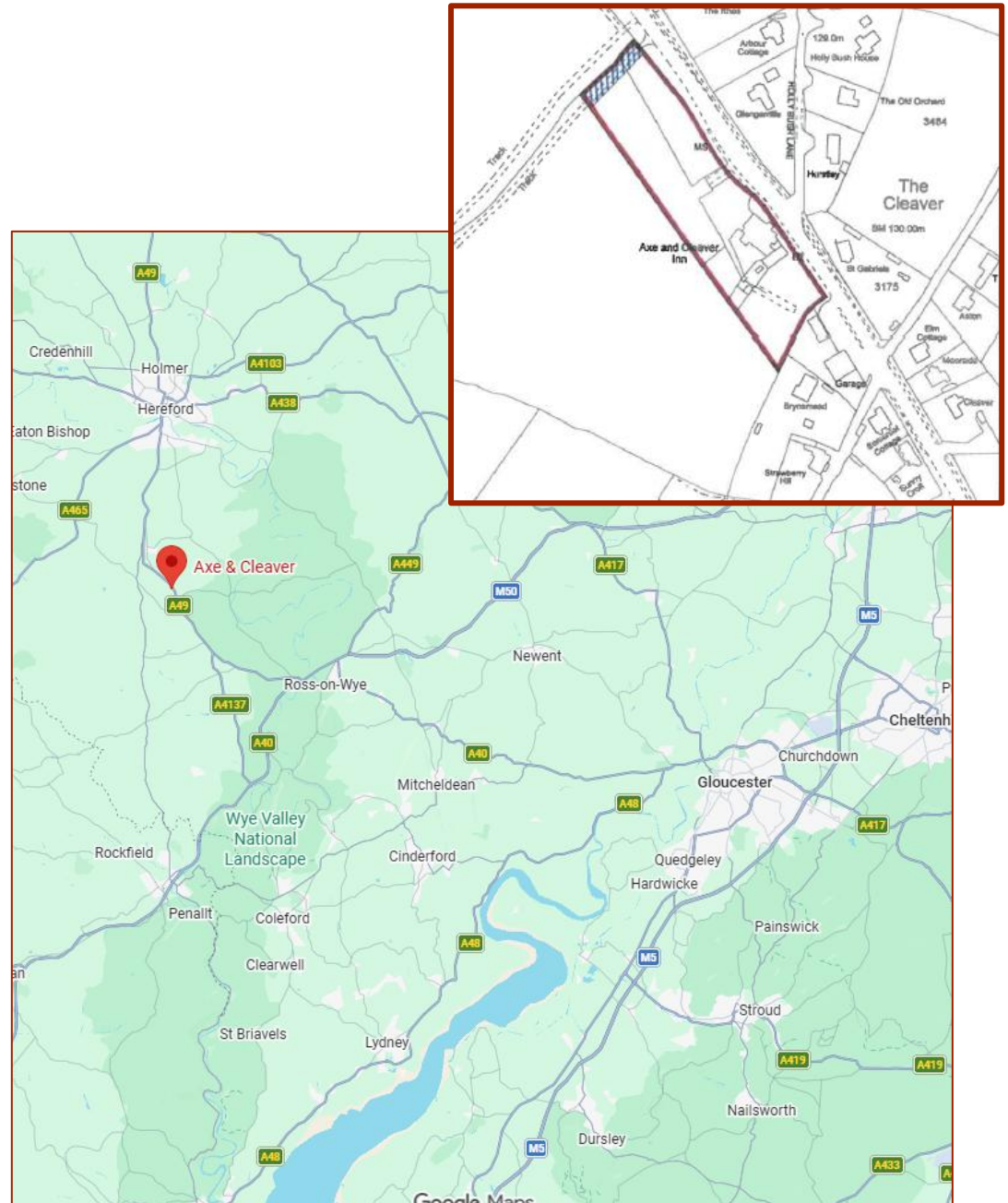
Location

The village of Much Birch stands on the main A49 trunk route almost precisely equidistant between the cathedral city of Hereford and the riverside market town of Ross-on-Wye. It is a busy trunk route and the subject property, the Axe & Cleaver, stands immediately alongside the road having long frontage to the same and easy access to a draw on car park.

The Property

The Axe & Cleaver has a pleasing appearance, having timbered upper elevations standing in an extremely large plot extending to 2.25 acres. The extent of the grounds will attract many parties, but in particular the fact that there are three separate vehicular entrance points to the plot makes it very versatile for a number of other uses. There is access at the north end of the property and one in the centre running along the garden to the back of the land and a further access point via the car park driveway. In addition to extensive car parking, large lawned garden and paddocks, which has potential as a campsite. There is also a large outbuilding which would suit conversion, subject to obtaining the usual planning consents.

The business has been operated by our clients for the last 20 years and is now regrettably for sale due to bereavement. It is briefly described as follows:-



Trade Areas

Ground Floor:

Two principal trading areas, although open-plan in aspect with a natural flow between the two. The main LOUNGE BAR and RESTAURANT would have been a number of smaller rooms; it has heavily beamed walls and ceiling and is carpeted throughout. It is partially split by a double-sided fireplace which has a raised hearth. There is traditional seating in these two sections for 48 customers, part of which has a slight conservatory feel and leads directly onto the main TRADE GARDEN. The trading areas are arranged either side of the central servery which has counters to both rooms.

The PUBLIC BAR is similarly appointed, has fireplace with briquette surround and traditional seating for 30 or so customers. Counter from the central bar servery. Large CATERING KITCHEN with alto nonslip flooring, arranged in two sections and having a comprehensive selection of stainless-steel catering effects and work surfaces. There is an extraction canopy. DRY STORE and walk in COLD ROOM. Set of Ladies' and gentlemen's CUSTOMER TOILETS.

Owners' Accommodation

Located at first floor is the owners' accommodation which consists of six bedrooms; FIVE DOUBLES and ONE SINGLE (currently used as an OFFICE), a DOMESTIC LOUNGE and a BATHROOM.





External

The grounds, as previously referred to extend to 2.25 acres and offer extensive trade gardens to side and rear. Indeed, and as previously referred to, this large plot with extensive road frontage is accessed from the main A49 by three separate vehicular access points making its potential future use very versatile and varied. This is also a fenced paddock which is maintained but not utilised. There is a large enclosed private garden located immediately to the rear of the service rooms. To the side is a large car park with space for 40 plus vehicles. There is a partially stone built barn to the side, 5m x 9m, which would suit conversion. There is also a large uncultivated area of semi woodland and scrub which could be cultivated further. Indeed, the size of the plot does lend itself, as does the main road location to being utilised as a significant campsite/holiday park. Subject to obtaining the usual consents.

The Business

As previously stated, our clients have operated the business now for over 20 years but do only open relatively limited trading hours, being open Wednesday lunchtime to Sunday lunch, so four and a half of the seven working days. We are advised that takings currently average approximately £3,500 per week including VAT, split 80% food sales and 20% wet sales.



Tenure & Price

FREEHOLD £745,000 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

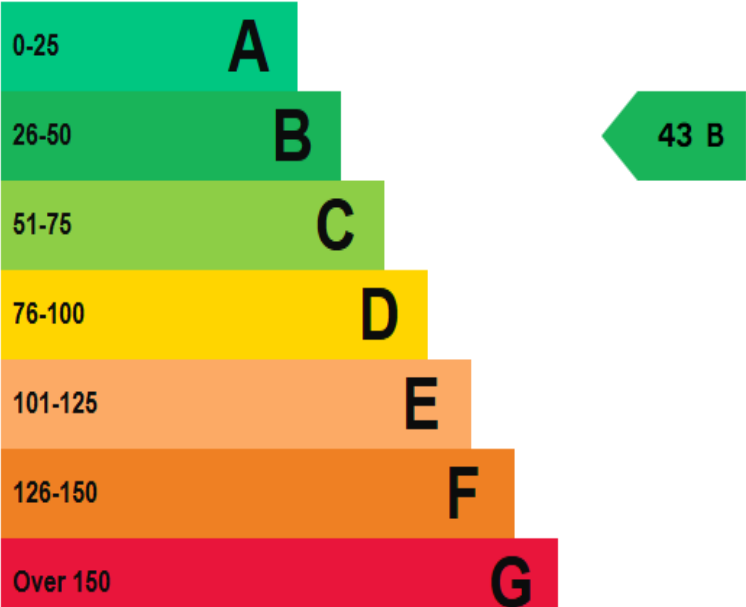
A Premises Licence is held.

Services

Mains electricity and water are connected. Septic tank drainage. Oil fired central heating and propane gas for cooking.

Rateable Value: £14,250 as of 1 April 2026

Local Authority: Herefordshire Council











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