



Bell Inn

Redbrook, Forest of Dean, Gloucestershire. NP25 4LZ

Tenure: Freehold

Price: £465,000

Ref: 2816

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Traditional village inn
- Outstanding riverside location
- Lounge bar and dining room
- 4 en suite letting bedrooms
- Trade garden and parking
- Gross sales approximately £5,000 per week

Location

The Royal Forest of Dean is located in Gloucestershire and is one of the few surviving ancient woodlands in England. It covers an area of approximately 110 sq km, being bounded by the rivers Wye and Severn, and was originally a Royal hunting ground. Over the centuries, it has developed into one of the most distinctive areas of Britain, with spectacular scenery and much charm and character which have inspired many artists, inventors, poets and others. Today, the area is a mecca for outdoor enthusiasts who enjoy its forests and rivers, and is especially popular with walkers and mountain bikers. There are also a number of established tourist attractions close by including Beechenhurst, Mallards Pike, Clearwell Caves and the Forest of Dean Steam Railway.

The pleasant village of Redbrook is located within the Forest of Dean, in the Lower Wye Valley AONB, at its border with Wales. Despite its Welsh postcode, the village is situated in Gloucestershire and has a rich history, previously being a hub of industry. It is reputed to have once boasted 13 public houses and three breweries which served the surrounding mining community. Now only two pubs survive, one being The Boat Inn which is across the viaduct in the village of Penallt; the other being The Bell Inn which is famed for being the first and last pub on this stretch of the English/Welsh border.

The Bell Inn is located on the English side of the village and stands at its centre, in a prominent position beside the main A466. It has views over the River Wye and the village's riverside park.





It is very well positioned to take advantage of the large number of visitors to the area, especially walkers using Offa's Dyke Path and the Wye Valley Walk (both of which pass through the village) and canoeists and kayakers using the River Wye.

The Property

The imposing premises appears to be constructed mainly of stone and brick with rendered and colourwashed elevations, and provides accommodation over three floors. It also has the benefit of a draw-on car park, an outside trading area to the front and a private garden to the rear.



Trade Areas

The property provides ample accommodation, as set out below:

GROUND FLOOR

Front entrance leading to CONSERVATORY BAR with seating for 12, a glazed aspect and a carpeted floor.

PUBLIC BAR, a room of considerable character, with seating for 16, tile flooring, a feature fireplace with electric fire and a wood panelled bar counter.

LOUNGE BAR/DINING ROOM with seating for 28. Again, this is a room of considerable character with part exposed, beam effect ceiling, part wood panelled walls and part 'herringbone' wood parquet and part carpeted floor.

LADIES' and GENTLEMEN'S TOILETS.

CATERING KITCHEN with stainless steel extraction hood and nonslip floor. Good selection of commercial catering equipment and effects.

STILL ROOM and WASH-UP.

On level CELLAR.

Owners' Accommodation

This accommodation could easily be reconfigured.

FIRST FLOOR

Currently a STAFF BEDROOM (double) with en suite. Spacious LOUNGE. OFFICE.

SECOND FLOOR

KITCHEN, LOUNGE, BEDROOM and BATHROOM.



Letting Accommodation

FIRST FLOOR

BEDROOM 1 (twin) with en suite SHOWER ROOM. BEDROOM 2 (family - triple) with en suite SHOWER ROOM. BEDROOM 3 (single) with en suite. BEDROOM 4 (triple) with en suite.

External

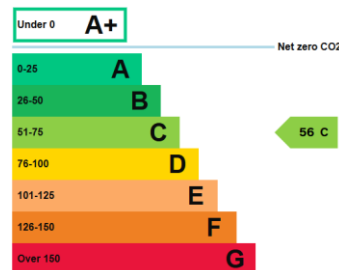
To the front is a draw-on CAR PARK for ten, a timber SMOKING SOLUTION and eight 8-seat picnic style benches. To the rear is a two-tier lawned GARDEN with timber storage shed and access to the rear lane.

The Business

The business operates as a village inn which serves the local community and the many visitors to the Forest of Dean and the Wye Valley. It opens seven days per week between 4pm and 11pm on Monday to Thursday and 12 noon to 11pm on Friday to Sunday. The business provides pop-up pizza and fish & chips on a Monday and Tuesday evening respectively, but at all other times provides quality, home-cooked food from its own kitchen. It is particularly popular for Sunday lunch.

The letting rooms have not operated since the Covid-19 Pandemic but are in a position to reopen, should the new owners require this element of the business. When letting accommodation was available, it was popular with local walkers.

The business has been operated by the current owners for a number of years and has only become available due to their retirement.



Certificate 7221-2302-0296-9284-2479





Tenure & Price

FREEHOLD £465,000 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

All mains services are connected.

Rateable Value: £8,200 as at 1st April 2026

Local Authority: Gloucestershire County Council





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