



## The Hopton Crown

Hopton Wafers, Kidderminster, Shropshire DY14 0NB

**Tenure:** Freehold  
Leasehold

**Price:** £850,000  
£10,000

**Ref:** 96360

 **Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

- 4 section bar and restaurant facilities
- 18 en suite letting bedrooms
- Owners and staff accommodation
- Gardens and car park
- Turnover for Y/E 12/2025 £550,000 net of VAT
- Set in 1.25 acres

## Location

The village of Hopton Wafers stands on the B4117 road just to the west of the popular market town of Cleobury Mortimer.

The renowned culinary town of Ludlow is some nine miles to the west standing on the A49 trunk route. To the east, and a similar travelling distance, are the Worcestershire towns of Bewdley, Kidderminster and Stourport-on-Severn.

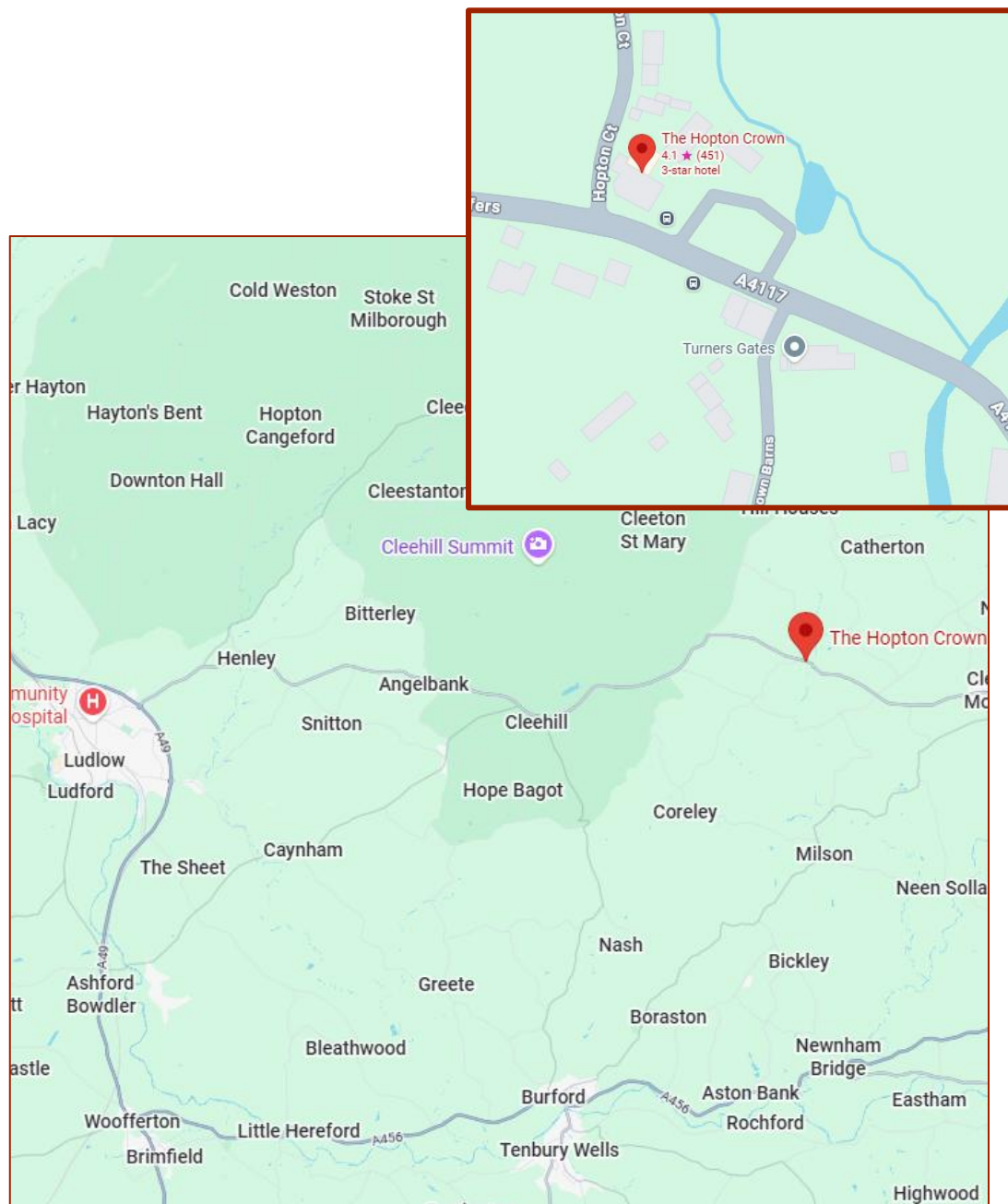
It is a stunning and idyllic rural location but, as one can see from the previous distances quoted, is still close to major populations.

The village stands in the lee of the internationally renowned beauty spot of Clee Hill and with the Wyre Forest on its western flanks.

## The Property

An attractive centuries old property which is not listed despite its period charm and character. It offers four interconnecting rooms providing bar and restaurant facilities and 18 en suite letting bedrooms. In addition, at second floor is owners' accommodation, and also a small external bungalow used as staff accommodation.

The property, which has its own pond and is bordered by a brook on one side, occupies a large plot of 1.25 acres including extensive car parking and lawned areas.



## Trade Areas

### GROUND FLOOR

FOUR INTERCONNECTING TRADE AREAS. There is also a Reception Hallway with desk which leads into a RECEPTION LOUNGE with a SERVERY which is utilised principally for the dispensing of coffees etc. The room has a beamed ceiling and inglenook fireplace. Immediately adjacent is a DINING AREA/RESTAURANT known as the “Rent Room”, which has part carpeted and part boarded floor. There is an open fireplace, part tongue & groove wainscoting and traditional seating for 46 customers.

The MAIN BAR is a good sized room, having part, quarry tiled, part boarded and part carpeted floor. There is a fully equipped BAR SERVERY with tongue & groove panelled front and seating for 25+ customers. Direct access into a dual-purpose room which stands between the restaurant and the main bar. During the winter months this room is operated as a GAMES ROOM and houses a pool table and darts area. In the summer it is utilised purely for dining and can seat 28 customers.

Off the inner hallway are LADIES’, GENTLEMEN’S and DISABLED ACCESS TOILETS.

Large CATERING KITCHEN which is conveniently located for the trading areas and has a full selection of stainless steel catering effects and work surfaces, Altro nonslip flooring and a large extraction canopy. Adjacent to the kitchen is a large walk-in COLD ROOM.

## Owners’/Staff Accommodation

Located at second floor and comprising:

DOUBLE BEDROOM, SINGLE BEDROOM, KITCHEN/LIVING ROOM and BATHROOM with suite of wash hand basin, WC and bath with shower over.

There is additional staff accommodation to the rear of the property in an external one-storey building comprising:

LOUNGE with KITCHEN and DOUBLE BEDROOM with EN SUITE SHOWER ROOM.





## Letting Accommodation

There are a total of 18 LETTING BEDROOMS. Ten are located in the main building at first floor, two at ground floor and six in a separate annexe. Each bedroom is decorated to an extremely high standard, with full bedroom suite and either an en suite shower room or bathroom. They are arranged as follows:

### FIRST FLOOR – MAIN BUILDING

BEDROOM 1 (large double/junior suite), BEDROOM 2 (double), BEDROOM 3 (king), BEDROOM 4 (double), BEDROOM 5 (double), BEDROOM 6 (double), BEDROOM 7 (double), BEDROOM 8 (double), BEDROOM 9 (double), BEDROOM 10 (family).

### GROUND FLOOR

BEDROOM 11 (double), BEDROOM 12 (family)

### ANNEXE

#### CLEE HILL COTTAGE

Ground Floor : Independent Kitchen/Dining Room, Bedroom 16 (double).

First Floor : Bedroom 14 (double) with en suite, Bedroom 15 (double) with en suite.

#### DUCK POND COTTAGE

Ground Floor : Large double size room with tiled floor throughout. Kitchen/Dining Room.

First Floor : Bedroom 17 (double) with en suite, Bedroom 18 (double) with en suite.

**NB** : As one may appreciate, as there are kitchens in both cottages these have previously been let as two/three bedroom cottages on an Air B&B/Holiday Let basis but, due to the demand for bedrooms, our clients are now utilising the rooms individually. There are no works required to convert them back to cottages.



## External

To the front is a terraced PATIO AREA which is particularly popular. Two tier tarmacadamed CAR PARK with space for 50+ vehicles. A long, sweeping lawned area leads down to a duck pond and to the stream which runs the length of the property’s northern boundary.

## The Business

Our clients have operated The Hopton Crown for nine years under management. The property has a 4.1 rating from over 450 reviews. Takings for the year ended December 2025 amounted to £550,000 net of VAT, split 45% letting accommodation, 31% wet sales and 24% food sales. This will highlight to prospective purchasers the undoubted scope for developing the catering side of the business further but also shows the healthy level of local drinks custom from which The Hopton Crown benefits.

## Licences

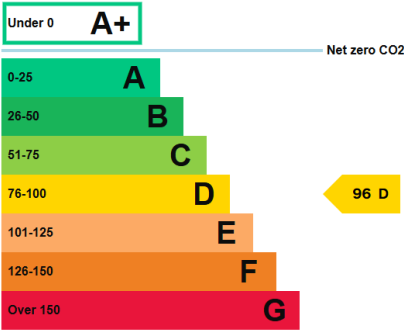
A Premises Licence is held.

## Services

All mains services are connected.

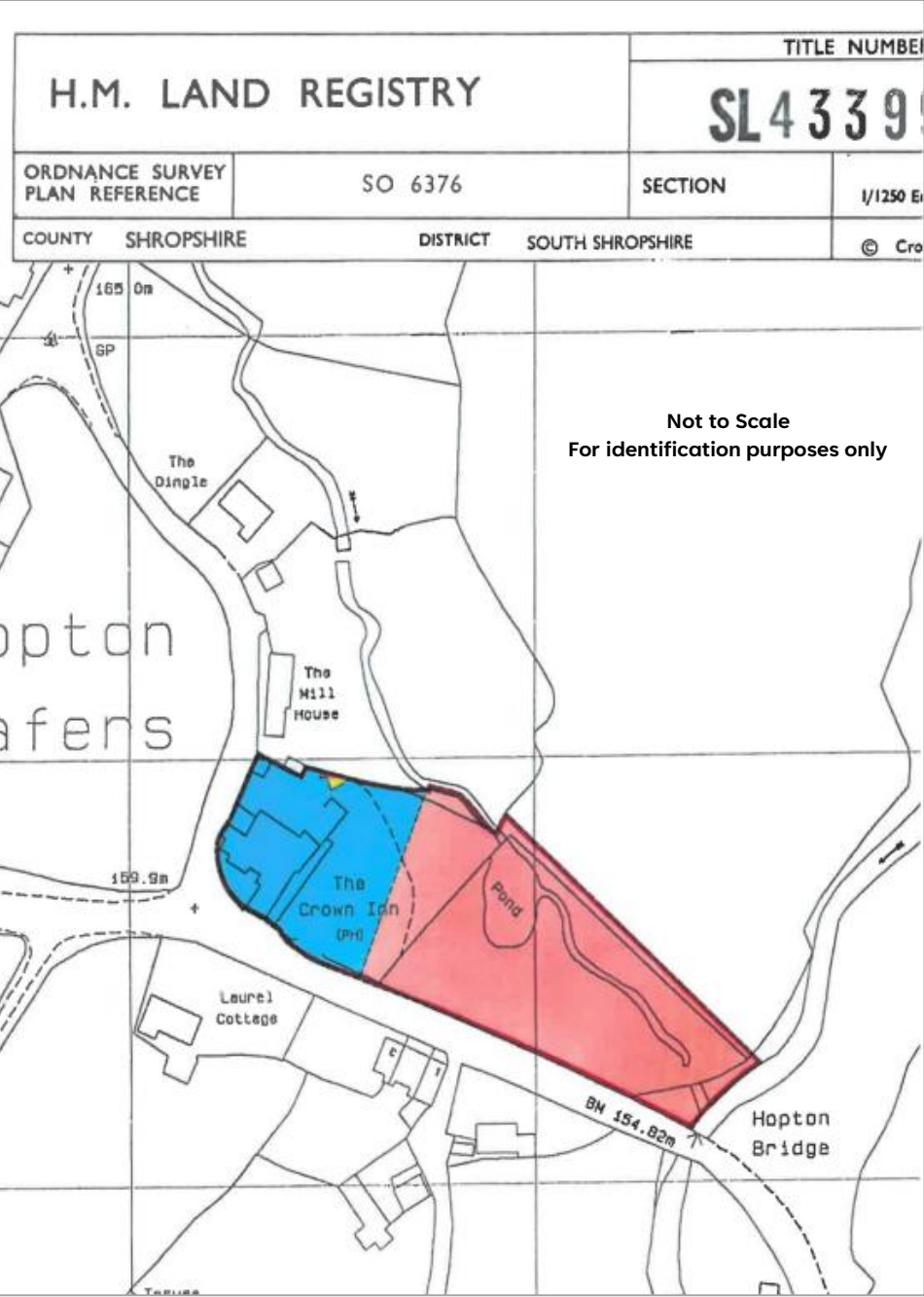
Rateable Value:  
£36,750 from 1<sup>st</sup> April 2026

Local Authority: Shropshire Council



Certificate 9742-3006-0935-0000-0971





## Tenure & Price

**FREEHOLD £850,000** 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.

### Or alternatively:

|                            |                                                                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| LEASEHOLD                  | £10,000                                                                                                                              |
| TERM                       | Six years                                                                                                                            |
| LANDLORD & TENANT ACT 1954 | Outside Part II Landlord & Tenant Act 1954                                                                                           |
| ASSIGNABILITY              | Fully assignable subject to Landlord's consent                                                                                       |
| BOND                       | A bond equivalent to three months' rent in advance                                                                                   |
| RENT                       | £60,000 per annum plus VAT, paid monthly in advance.                                                                                 |
| RENT REVIEW                | Subject to rent reviews every third year of the term                                                                                 |
| REPAIR LIABILITY           | Full repairing and insuring lease                                                                                                    |
| FIXTURES & FITTINGS        | Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair). |
| TIE                        | Free-of-tie                                                                                                                          |
| INSURANCE                  | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent                   |
| VAT                        | VAT will be payable on the Premium and rental payments                                                                               |



## Midlands

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## Europe

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## Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

01432 378690

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