



The Penny Farthing Inn

Aston Crews, Ross on Wye, Herefordshire HHR9 7LW

Tenure: Freehold

Price: £450,000

Ref: 95555

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Well-known public house in idyllic location with outstanding views
- 6 section interconnecting bar and restaurant facilities (110+)
- Three bedroom owners accommodation
- Superb trade gardens
- Large car park
- Currently closed

Location

The village of Aston Crews is approximately five miles from the popular market town of Ross-on-Wye being just a few miles from junction 4 of the M50 motorway and also provides easy access motoring links to South Wales and the Midlands conurbations via the M5 motorway.

This part of Herefordshire is close to the Gloucestershire border and is a popular spot for those visiting Herefordshire, the lower Wye Valley, Gloucester and the nearby Forest of Dean.

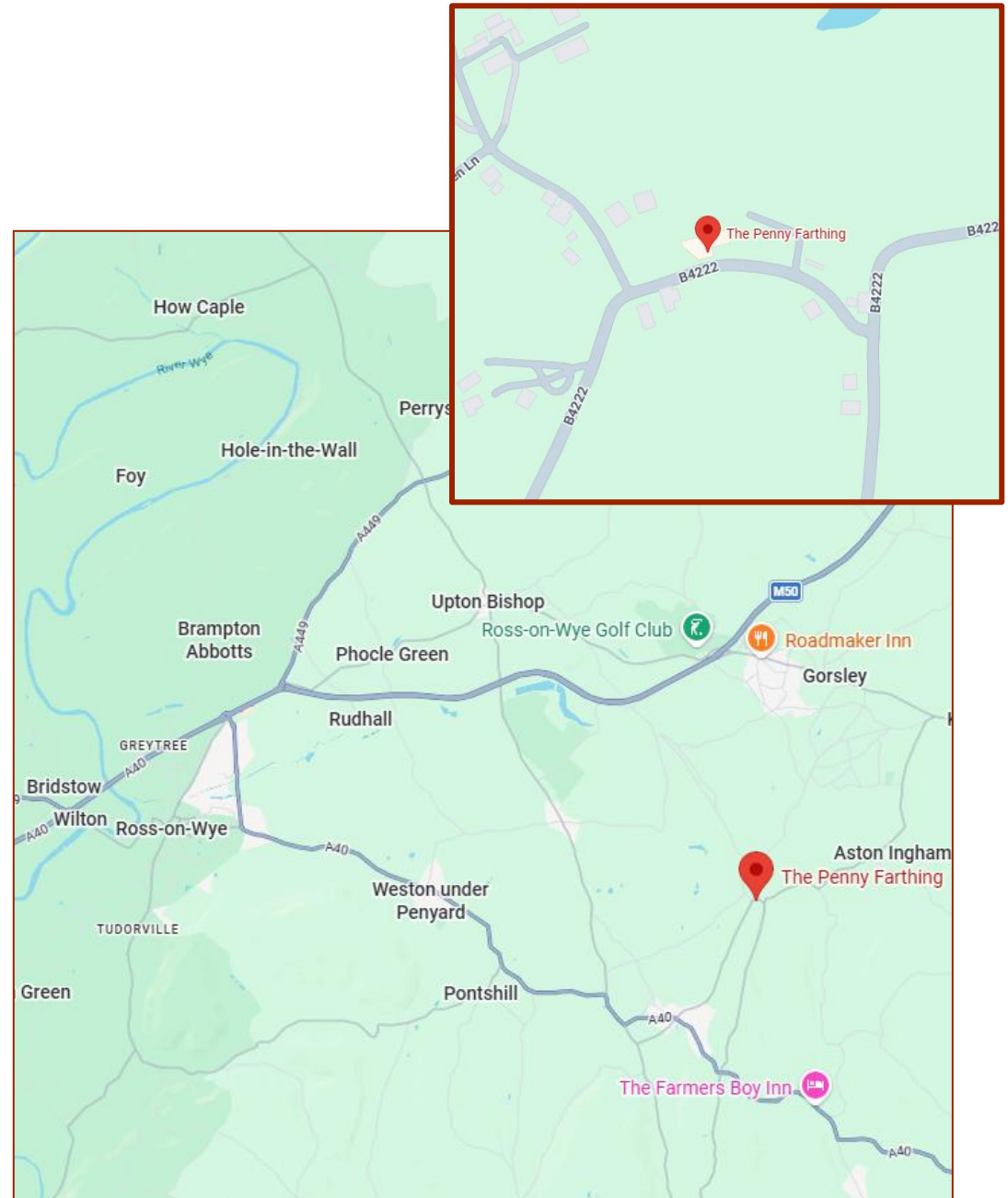
The Property

The Penny Farthing Inn is a centuries old property with many period features and exposed stone and brick walls, beamed ceilings, boarded floors etc.

It offers interconnecting split level bar and dining facilities which can cater for comfortably over 100 customers, all arranged around a central servery with is the fulcrum of the pub. There is a large catering kitchen and spacious three bedroom owners accommodation at first floor.

In addition, the property benefits from outstanding gardens commanding views over the Wye Valley across to the Forest of Dean, one of the best external trading areas for many miles around.

The property is briefly described as follows:



Trade Areas

The trading areas can seat comfortably over 100 customers with the main LOWER BAR area having principally boarded floor, heavily beamed ceilings, counter from CENTRAL SERVERY and seating for 44 customers. To the bottom end of this bar is a private DINING ROOM which can seat 20 or so customers and above it is a split level DINING AREA in four sections able to cater for an additional 42 seated.

The property benefits from a large CATERING KITCHEN appointed to an extremely good standard and comprehensively equipped with a full selection of stainless steel catering effects and work surfaces. There is a PREPARATION ROOM and a FREEZER ROOM. LADIES', GENTLEMEN'S and DISABLED TOILETS.

BASEMENT CELLAR.

Owners' Accommodation

FIRST FLOOR

KITCHEN, DINING ROOM, LOUNGE, 3/4 BEDROOMS (3 with EN SUITE), and SHOWER ROOM.

External

The best feature of the premises is the TRADE GARDENS which, from their elevated position, provide commanding views over the adjacent countryside to include the Forest of Dean and the River Severn.

They are principally lawned with a timber decked section and stone paved area. There is seating for over 100 customers and a children's play area. Smoking solution seating 20. CAR PARK for 40.



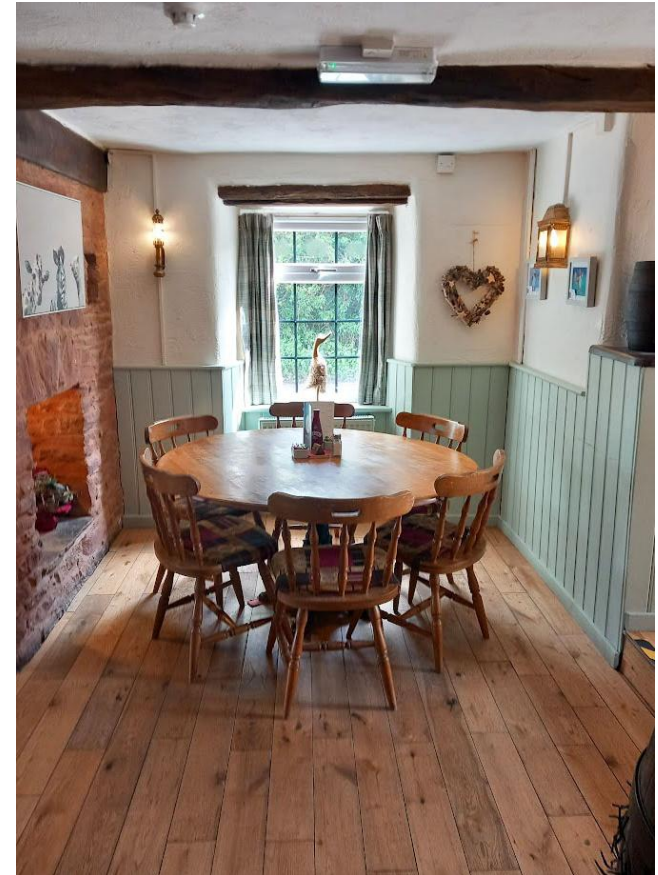
The Business

The property was acquired by our client in 2006 as an investment. He is an owner of other licensed premises and commercial properties.

It has subsequently been let to independent tenants on a private, free-of-tie lease which is coming to an end in June of this year.

Accounts for the year ended 31st May 2024 show takings net of VAT of £494,965 and for the previous year show takings net of VAT of £507,906.

Please note the property closed for trade in the middle of 2025 after the previous tenants vacated.





Tenure & Price

FREEHOLD £450,000 to include trade inventory, furniture, fixtures, fittings and effects. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

Licences

Under the terms of the Premises Licence, the business is permitted to retail alcohol:

Monday to Thursday: 10:00—23:00

Friday and Saturday: 10:00—00:00

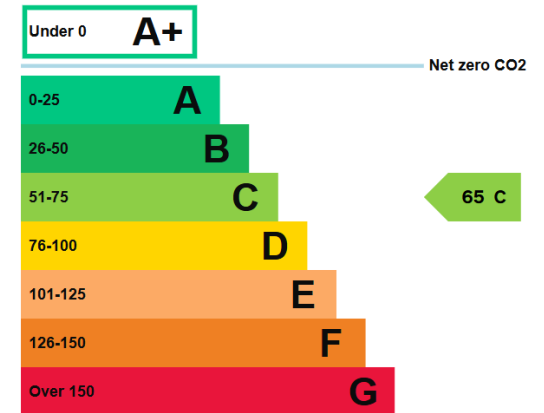
Sunday: 10:00—22:30

Services

Mains electricity, water and gas. On site drainage. Gas fired central heating.

Rateable Value: £29,750 as at 1st April 2026

Local Authority: Herefordshire Council -01981 260000



EPC Reference: 2779-3547-9059-5809-0121





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Business Mortgages

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

Utility Helpline

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