

FOR SALE

Colliers

The  
Pheasant Inn

The Pheasant Inn  
*KIELDER FOREST, STANNERSBURN NE48 1DD*

# Introduction *and Location*

The Pheasant Inn is a very well located and long-established inn. It benefits from well-appointed bedrooms, bars and dining areas which are popular with locals and visiting clientele alike.

It really is a picture postcard Northumberland Country Inn. Inside, it has a warm country charm and homely atmosphere, with open fires, exposed stone walls, oak beams, traditional bar, and an eclectic mix of historic Northumberland memorabilia.

The property enjoys a prime roadside location on the C200 which connects the inn to the village of Bellingham with its range of amenities and of course, the perennially popular Kielder Water and beyond into the Scottish Borders. The town of Bellingham can be easily accessed from the A68 via Hexham and the A69 which connects commuters, tourists and workers between Newcastle upon Tyne and Carlisle.

The main draw for leisure guests at the inn is Kielder Water and Forest Park which boasts the largest man-made reservoir, Dark Sky Park and Forest in the UK.

Kielder Water and Forest Park provides a huge range of activities for cyclists, walkers and outdoor enthusiasts. A haven for wildlife with red squirrels, ospreys, and wild deer, the park also plays home to a Bird of Prey Centre. At nearly 580 square miles, the dark sky zone, known as Northumberland and Kielder Water International Dark Sky Park is the second largest area of protected night sky in Europe, with its own observatory. Add to this the award-winning art and architecture that are on offer, these combine to attract over 400,000 visitors every year.

In addition to Kielder, the property also provides a fantastic base to explore Northumbria and the Scottish Borders

with all the attractions on offer including Hadrian's Wall, Alnwick Castle and Gardens, Cragside and Wallington Hall (National Trust).

The Pheasant Inn has been under the same family ownership for 40 years, the business trades consistently well and the opportunity is now available to allow the current owners to move on to retire.



Superb quality hotel and inn;  
ideal turnkey business



High profile roadside position  
in a highly popular tourist  
area



Traditional and cosy inn with  
interlinked bar and  
restaurant areas



Eight sumptuous letting  
bedrooms

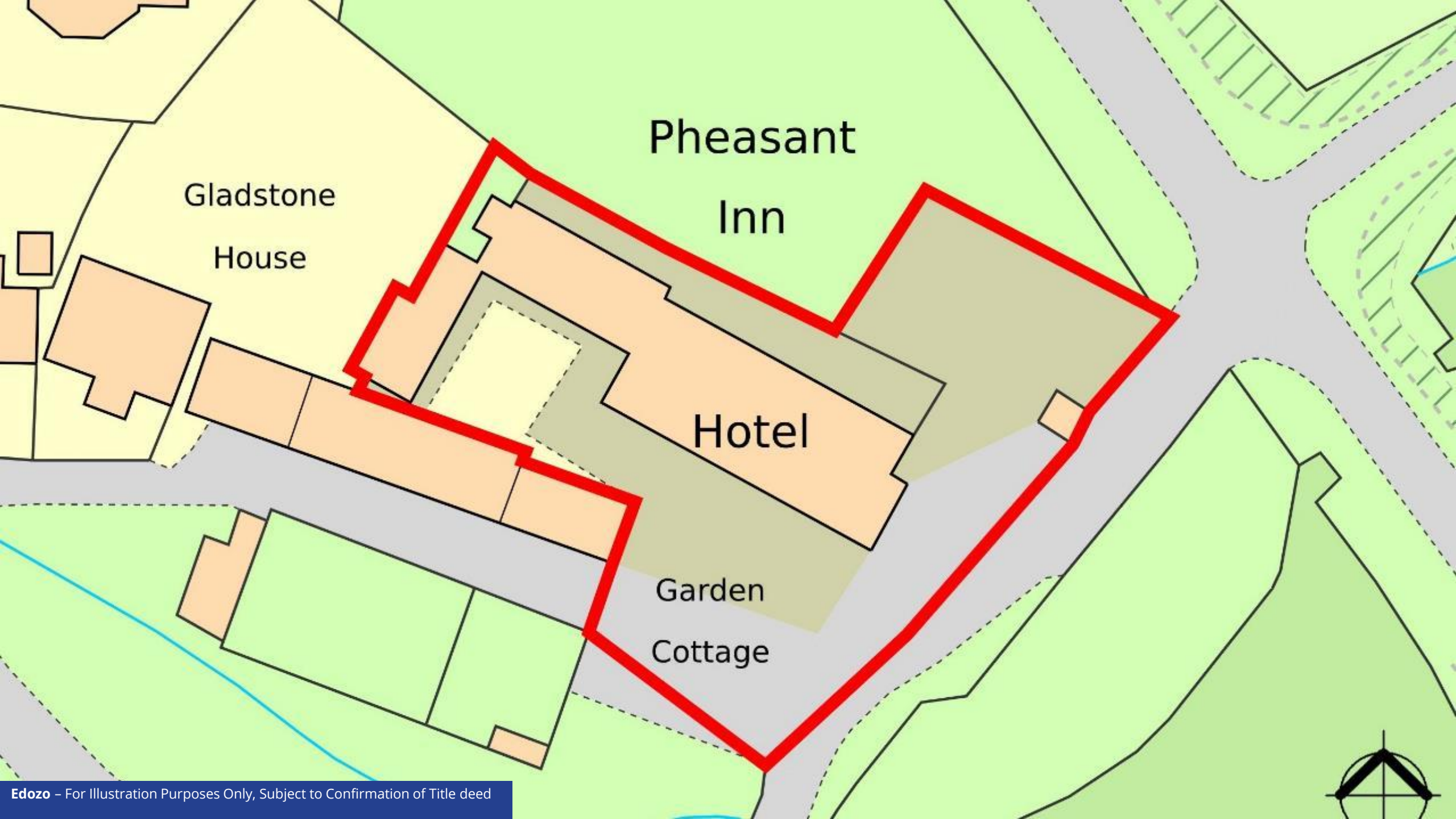


Two off road car parking  
areas



Outdoor dining / beer garden

Freehold



Pheasant  
Inn

Gladstone  
House

Hotel

Garden  
Cottage



# The *Property*

The Pheasant Inn is a substantial detached property of traditional stone construction under pitched slate covered roofs with accommodation arranged on ground and first floors. The letting bedrooms are in an attractive barn conversion set around a small courtyard garden adjoining the main building. In its current ownership, the hotel has benefitted from excellent levels of capital expenditure and decoration, meaning the hotel offers the opportunity to immediately trade upon a purchase.

## *Public Areas*

The main trading areas are accessed from the car park via a central door which provides access to both bar/dining areas, the reception and through to a separate restaurant area. The hotel bedrooms are either individually externally accessed or via specific corridors.

The main bar and restaurant area is to the right of the entrance and comprise an atmospheric traditional inn area with bar and seating for around eighteen, which to the similarly atmospheric restaurant area with covers for a further twenty affording views over the Northumbrian countryside.

Turning left from the main entrance is another cosy and traditional bar area seating eleven, with the bar extended from the other side of the inn, which extends through to a cosy raised seating area of sixteen for more casual dining, ideal for those with children or for group bookings.

Both areas have been excellently restored with open fires, beautiful features, and tasteful décor, creating a welcome environment for guests.





# Letting *Bedrooms*

Eight high quality and individually decorated letting bedrooms, all with en suite shower facilities.

The letting bedrooms are split as follows:

- 4 doubles
- 3 twins
- 1 family room sleeping 4

All bedrooms have, flat screen television/DVD player, Wi-Fi, hairdryer, tea, and coffee making facilities.



## Planning & Development

The property offers areas for expansion including the staff accommodation mentioned above.

In addition, the property has previously benefitted from planning permission to extend the dining room which would include a slightly larger kitchen. This planning has now lapsed.

## Licences

Premises Licence

## Services

Mains water, drainage, and electricity.

Bottled gas for cooking and oil central heating to the public rooms.

Wi-Fi available throughout.

Two electric car charging point.



# The *Business*

The business trades as an independent inn/hotel run by the owners.

Income is generated from a variety of sources with the property being popular for food, beverage, and accommodation all week, complimented by leisure guests, particularly at weekends and peak holiday times.

The location close to Kielder Water and Forest Park and the Observatory means there is a constant flow of trade attracted to the property whether that be passing food and beverage trade or overnight stays. The nature of stargazing means the Observatory provides year-round trade with the majority being over the winter months. In addition, overnight customers are highly likely to use the Inn's facilities given the rural nature of the asset, meaning a secure income stream.

At present the owners close on Monday and Tuesdays during November – end of March each year with no overnight accommodation reservations taken for these nights. From April, the inn is open all week for accommodation and evening meals but closed for lunch on Monday and Tuesday.

Trade has been consistent with the year-end March 2024 generating an impressive circa £483,500 of net Turnover with strong profits. Please note this turnover is taken after removing income from a separate holiday cottage and is a 10 month period due to a change of year end. The last 12 month period showed a hotel net turnover of in excess of £578,000.

This is an ideal time for a new owner to take advantage of this business to take advantage of the work undertaken to date and grow the business through trading growth and potentially further development.

The hotel is for sale due to retirement.



## Tenure

Freehold

## Important Note

Please note the owners also own a holiday cottage close to The Pheasant Inn which is operated as part of the inn/hotel. The financials above have been reduced to reflect that the cottage is being retained, and the title is already split.

However, the owners may consider disposing of the cottage as part of the hotel deal, in addition, subject to further discussions.

## Price

Offers in the region £950,000 for the freehold property complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

## Viewing

All appointments to view MUST be made through the selling agents who are acting with sole selling rights.

Strictly no direct approaches to the property please.

## Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.





## Energy Performance Rating

Rating – D

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## Further Information

For further information or to arrange an inspection of the property, please contact:



Robert Smithson – Associate Director  
 Tel: 07825 171652  
 Email: robert.smithson@colliers.com

[www.colliers.com/hotels](http://www.colliers.com/hotels)



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