The Farmers Arms

- Bar area (20)
- Dining space with raised area (60)
- Attractive semi rural location
- Glamorgan Heritage Coast nearby
- Outside trade area & car park
- Energy Rating: C

Wick Road Saint Brides Major, Bridgend, CF32 0SE

Freehold: £395,000

Ref: 3451583

LOCATION

The Farmers Arms is situated on Wick Road in the sought-after village of St Brides Major, close to the south Wales coastline and the Glamorgan Heritage Coast.

The property lies within approximately one mile of the coast, with popular destinations such as Southerndown and Dunraven Bay nearby, which attract walkers, surfers and tourists throughout the year.

The seaside town of Porthcawl is around three miles to the east, offering further beaches, a busy town centre, marina and a wide mix of shops, bars and restaurants.

Bridgend is approximately six miles north-east, providing extensive retail and transport facilities. The location is well connected, with Junction 37 of the M4 motorway a short drive away, offering easy access to Cardiff and Swansea, while mainline rail services are available at Bridgend and Pyle stations, supported by local bus routes serving surrounding villages and coastal communities.

DESCRIPTION

The Farmers Arms is a stone-built two storey property with a pitched roof.

Internally, the pub has a bar serving a drinking and casual dining area and adjacent to a larger restaurant space with a raised seating area. The well equipped commercial kitchen is also located on the ground floor.

The private accommodation is to the first floor and comprises three bedrooms, a living room, kitchen, bathroom and separate WC.

Externally there is an outside trading area an car park.

INTERNAL DETAILS

Ground Floor

- Bar servery
- Bar and casual dining area (c.20)
- Restaurant with raised area (c.60)
- Commercial Kitchen
- Beer Cellar
- Customer WCs

BUSINESS RATES

Rateable Value effective from 1st April 2026: £18,000.

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.

THE OPPORTUNITY

The Farmers Arms offers an excellent opportunity to develop a food-led destination pub in an increasingly popular coastal and tourist-driven part of South Wales.

Situated close to the Glamorgan Heritage Coast, and within easy reach of Southerndown, Dunraven Bay and nearby coastal walking routes, the property is ideally positioned to capitalise on strong year-round leisure demand from walkers, beach-goers and visitors to the Vale of Glamorgan.

The surrounding area is well regarded for its natural beauty, affluent villages and steady tourist footfall, while also benefiting from proximity to the seaside town of Porthcawl and the commercial centre of Bridgend. This provides a broad and varied customer base, combining local residents with seasonal and weekend trade.

There is scope for an incoming owner to enhance and expand the food offer, positioning the pub as a destination for casual dining, brunch trade, or locally-sourced menus appealing to both residents and visitors.

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and we are advised they are free from loan, lease and hire purchase agreements.

EXTERNAL DETAILS

Outside trade area to the rear of the pub
Customer (c.25 spaces)

OWNER'S ACCOMMODATION

The owner's accommodation is situated on the first floor and comprises:

- 3 Bedrooms
- Reception Room
- WC
- Bathroom
- Kitchen

TRADING INFORMATION

As the pub is currently run under tenancy no trading information is available.

TRADING HOURS

The current trading hours are:

Monday 12–10pm
Tuesday 12–10pm
Wednesday 5–11:30pm
Thursday 12–11:30pm
Friday 12–11:30pm
Saturday 12–11:30pm
Sunday 12–11:30pm

TENURE

The property is being sold freehold.

REGULATORY

Premises licence.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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