FOR SALE

A collection of six public houses across Leicestershire, Worcestershire, Warwickshire and Derbyshire

THE HONEYBEE

The Honeybee is a truly exceptional offering. The pub is set on a large 4.5-acre plot with fishing lakes, set in the beautiful rural countryside of Worcestershire.

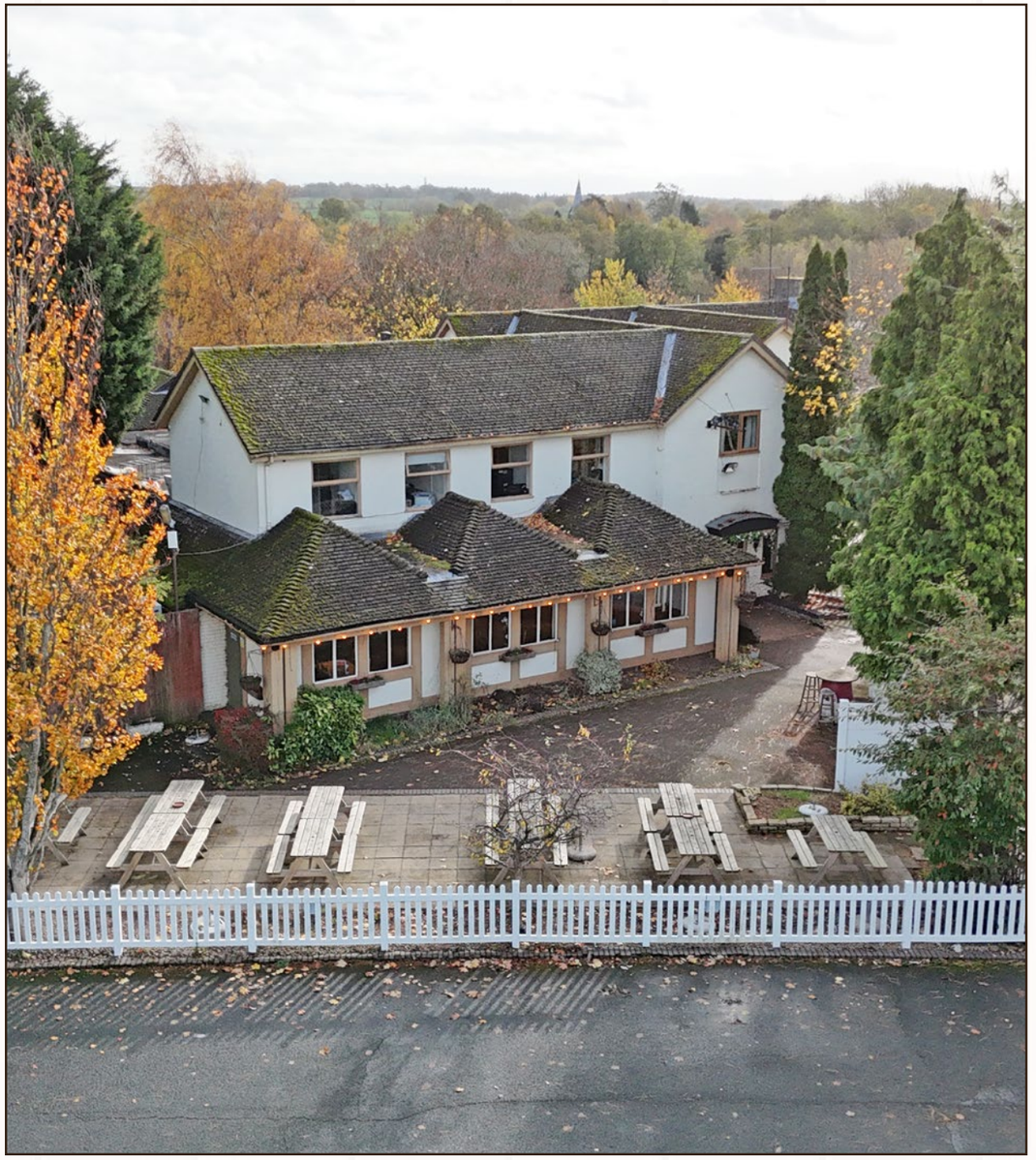
The pub is a true family friendly pub with sizeable car park, children's playground, and open grassed areas with picnic benches, perfect for summer trade.

The pub boasts around 400 covers with 200 internal covers across 5,500 sqft.

Site Size
4.506 acres

Owners Accommodation
There is a three bedroom owners flat on the first floor consisting of three double bedrooms, a reception room, a kitchen and a bathroom.

Trading Hours
Monday - Saturday: 11:30am - 11pm
Sunday: 12 - 10:30pm



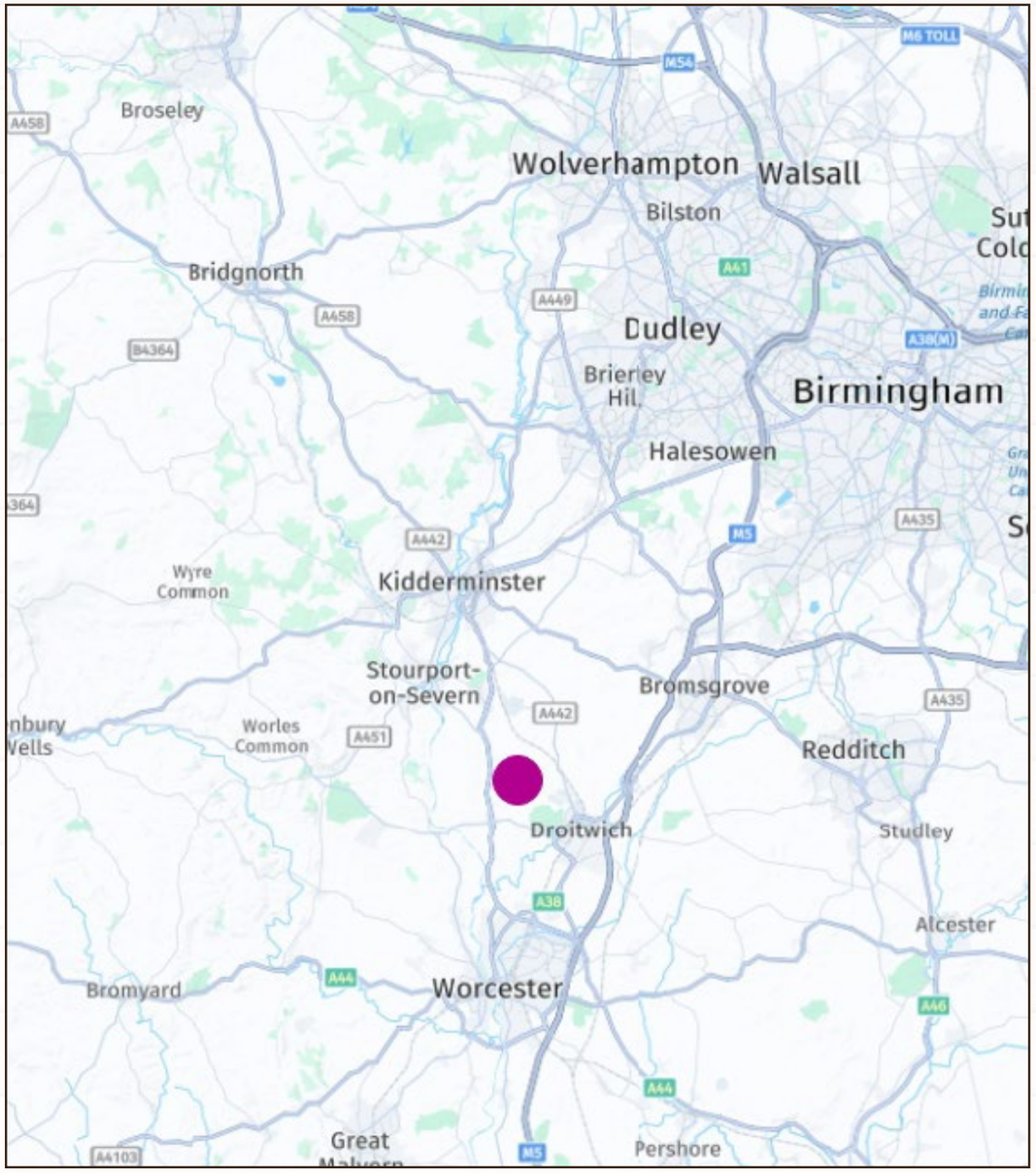
THE HONEYBEE

THE LOCATION & AMENITIES

Doverdale is a small village, west of Droitwich (4.6 miles) and just off the A449 that links Worcester (9.4 miles) and Kidderminster (8.6 miles). The pub is also located a short drive off the M5.

This is a destination venue, with significant covers internally and externally and a large site.

The pub is situated in an historically affluent area, influenced by the Ombersley Estate. The pub itself is set in a peaceful rural setting, benefitting from a wide catchment of small towns and villages nearby.



THE HONEYBEE

External Details

The total plot is around 4.5 acres with vast potential for further usage

There is a large car park that accommodates 60/70 cars and significant outdoor seating via picnic benches near to the children's playground and a specific beer garden in the immediate grounds of the pub.

Given the size of the plot, the potential for external covers is significant, but current operations have around 130 external covers.

There are two fishing lakes within the plot, which is certainly under-utilised.

Internal Details

The pub boasts a generally open layout, with multiple entrances points. The central bar servery has dual servery points covering the main bar area as well as the restaurant. There is an additional coffee servery too.

In total, there are 7 zones suitable for trading, with 5 core dining areas, a casual bar area and a smaller dining area suitable for private dining and small functions.

Several of the dining areas can easily be partitioned for larger functions and events.

Internal covers total nearly 200.

Ancillary spaces include a large commercial kitchen, customer WCs, storage, office and staff amenities.

THE HONEYBEE

THE OPPORTUNITY

This family friendly pub is set on a large plot with significant potential. The fishing lakes are a popular attraction, providing an extra income stream to the pub.

With nearly two hundred internal covers, the pub is well suited to large functions, events as well as walk ins, with a very flexible internal configuration.

This is a rare opportunity to acquire a large plot of land with a well trading business attached to it, with potential scope for further development STP.

FINANCIALS

Period Sept 2024 - Aug 2025	The Honeybee
Turnover	£954,100.75
EBITDA (£)	£128,858.73
Wet %	29.61%
Dry %	68.77%
Other %	1.62%
Barrelage	128.55

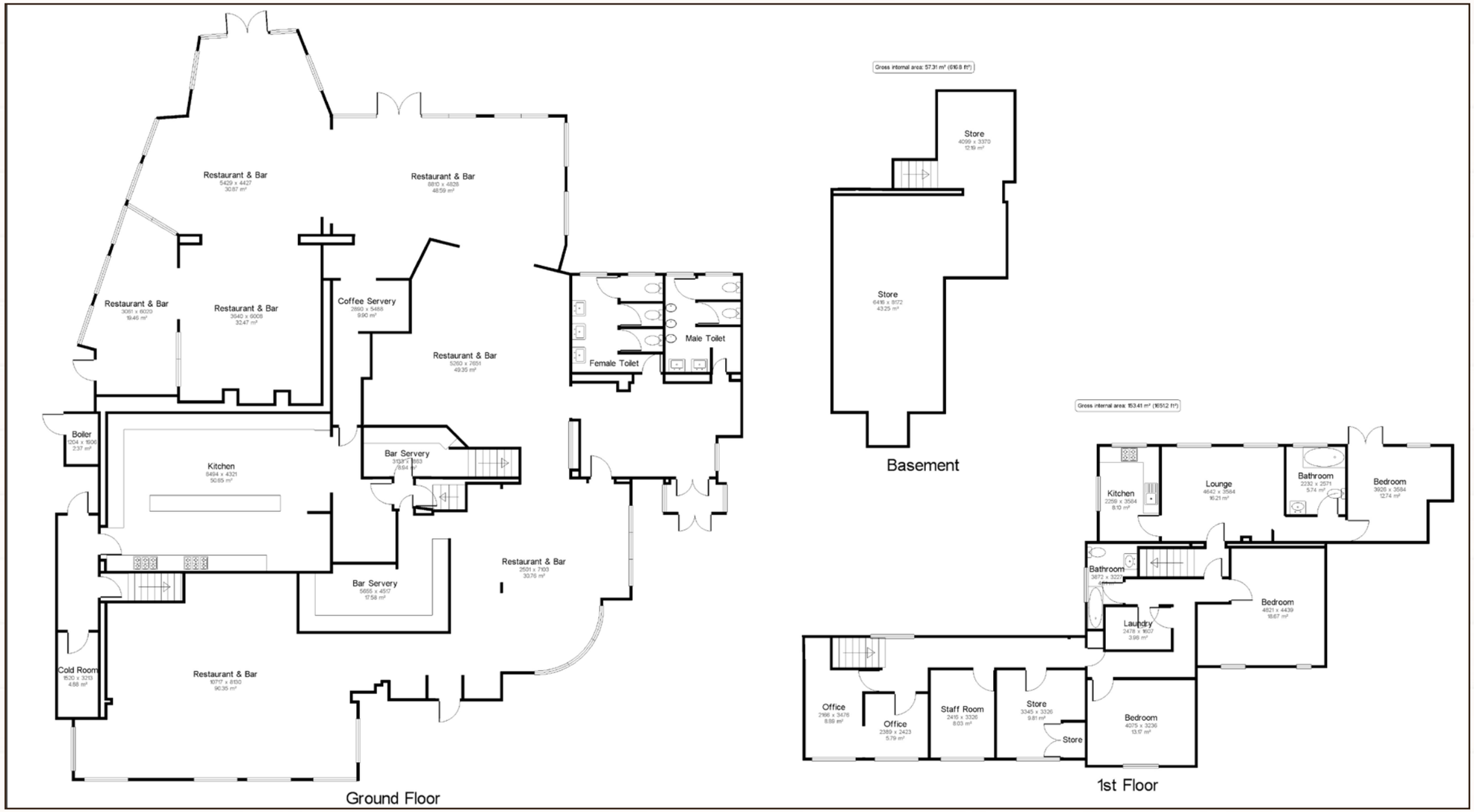
Business Rates

Current rateable value (1 April 2026 to present) - £59,250

Fixtures & Fittings

Fixtures and Fittings are included.

THE HONEYBEE



PROCESS AND CONTACT

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This pub is part of a portfolio of 6 pubs, where offers will be considered on an individual basis, distinct sub groups or the whole group.

The sale process will be led by David Cash, Regional Director, Pubs & Restaurants North Division and Jonty Green, Business Agent in the Pubs & Restaurants North Division, based in the Nottingham Office.

Interested parties will need to demonstrate proof of funds, provide an overview to your business background and sign an NDA prior to further information being issued.

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

Pub Name	The Honey Bee
Address	Doverdale Lane
Town	Doverdale
City	Droitwich
County	Worcestershire
Postcode	WR9 0QB
Asking Price	£1,200,000
Method Of Sale	Share Purchase
Company Name	HONEY BEE DOVERDALE LIMITED
Company Reg no.	16722616

CONDITIONS OF CHRISTIE & CO

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an “acquirer”) and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co (“the Agent”) for themselves and for the vendors, owners or landlords of the property (together the “Client”) whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. Jaunary 2026.

DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once 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.

Please note, all images used in this Information Memorandum is for design intent only.