

Craven Arms



*Brockhampton
Near Cheltenham
GL54 5HX*

Freehold: £750,000

Ref: 3451559

KEY HIGHLIGHTS

- 16th century Cotswold freehold
- Pub with bar and restaurant areas
- Private dining area and 2 letting rooms
- Closed business
- Option to buy plot with planning permission
- Car park & trade garden. EPC C

LOCATION

The Craven Arms is in Brockhampton, a charming and affluent village situated in the heart of the Cotswolds, located within a tranquil valley and surrounded by rolling hills and beautiful countryside.

Situated east of Cheltenham and west of Bourton on the Water and Stow on the Wold the village is a popular with walkers, as it offers access to numerous trails and footpaths that traverse the nearby Cotswold landscape.

It also provides a well placed base to explore the wider area and well known Cotswold destinations such as Stow on the Wold and Bourton on the Water.

Brockhampton is also a sought after place to live as it has the advantage of being in a beautiful rural setting, but only a short drive from the regional hub of Cheltenham, with its Regency architecture, extensive range of facilities and cultural attractions. and access to the national motorway and railway networks.

According to Rightmove, the average property price for the 12 months ending March 2025 was £848,333.

Cheltenham c.7.9 miles | Bourton on the Water c.8.7 miles |
Cheltenham Spa Railway Station c.9 miles | Stow on the
Wold c 11.2 miles | M5 c.12.8 miles

[what3words:///dissolves.bluffing.grounded](#)

[Click Here For Map](#)

DESCRIPTION

The Craven Arms dates back to the 16th century and was originally a dwelling house owned by the local estate.

This detached Cotswold stone property retains original features and there are pitched tiled roofs to the main building and a flat roof to the single storey extension.

Externally, there is large car park and a beer garden, as well as plot of land to the left hand side of the demise.

INTERNAL DETAILS

Despite being closed, the pub has been maintained in impeccable condition by the owner and the internal areas offer flexible space to suit both drinkers and diners.

Features including exposed beams, bare stone walls and woodburning stoves all contribute to the rustic chic feel of the pub and it is easy to imagine how customers might enjoy dining or drinking in these surroundings.

A single bar counter serves a snug, a dining area with access to the garden, the bar area and a secluded area used for private dining or small meetings, as well as for every day trade, which also has direct access to the bar servery.

There is an eclectic mixture of fixtures and fittings, which, along with the flagstone and wooden flooring, further enhance the appeal of the pub.



THE OPPORTUNITY

The vendor has owned and run the Craven Arms since since late 2004 and the business was closed in 2022 in the face of the spiralling energy costs prevalent at that time.

Historically, the pub has traded as a local drinking spot for the village with a strong food offer which appealed to both the locals and customers from further afield.

There is an opportunity for a new operator to re-establish the business along similar lines and to maximise the occupancy rate of the letting rooms in this almost perfect Cotswolds location.





GROUND FLOOR

- Snug
- Bar area
- Dining area (60)
- Private dining/meeting area
- Catering kitchen
- Beer cellar (lower ground floor)

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and will be free from loan, lease and hire purchase agreements

OWNER'S ACCOMMODATION

Ground Floor:

- Kitchen
- Dining/Breakfast room
- Store

First Floor:

- Lounge
- Bathroom
- Double bedroom (no.3)

Second Floor

- Double Bedroom

EXTERNAL DETAILS

- Lawned trade garden
- Car park
- Vacant plot of land with planning permission

LETTING ACCOMMODATION

First Floor:

2 x en-suite letting rooms (bedrooms 1 and 2)

PLANNING PERMISSIONS

Planning permission has been granted for a single storey two bedroom dwelling on the vacant plot of land to the left hand side of the demise.

Interested parties may purchase this plot by separate negotiation.

[Click Here For Access to the Planning Application Summary](#)

TENURE

Freehold

BUSINESS RATES

Rateable Value effective from 1st April 2023 £Nil

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk



REGULATORY

- Premises Licence.
- The property is elected for VAT.
- ACV Listing (Asset of Community Value).
- In the Brockhampton Conservation Area.





STAFF

The business is closed and there are no staff.

TRADING INFORMATION

The business is closed.

TRADING HOURS

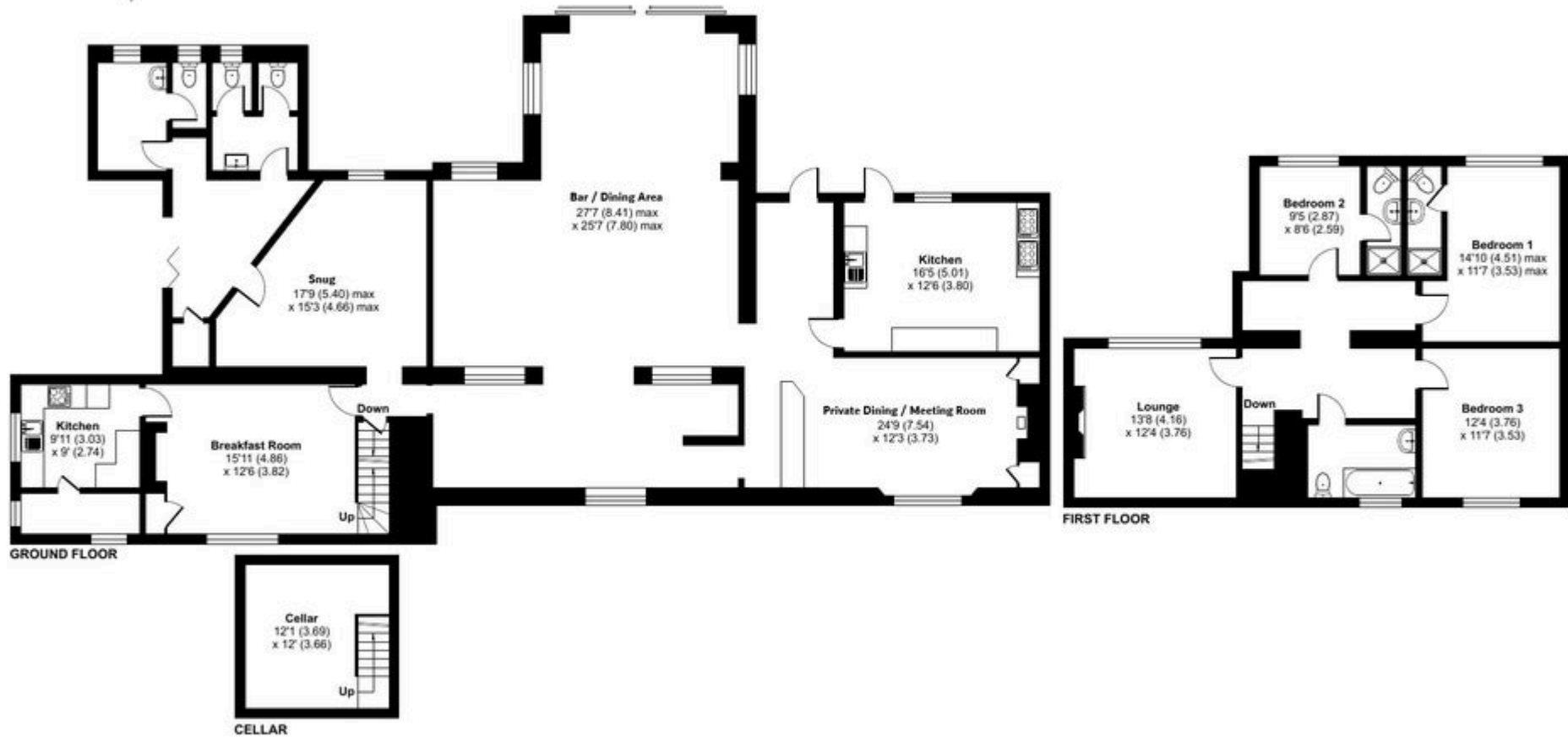
The business is currently closed and interested parties will be provided with a copy of the premises licence in due course.



Brockhampton, Cheltenham, GL54

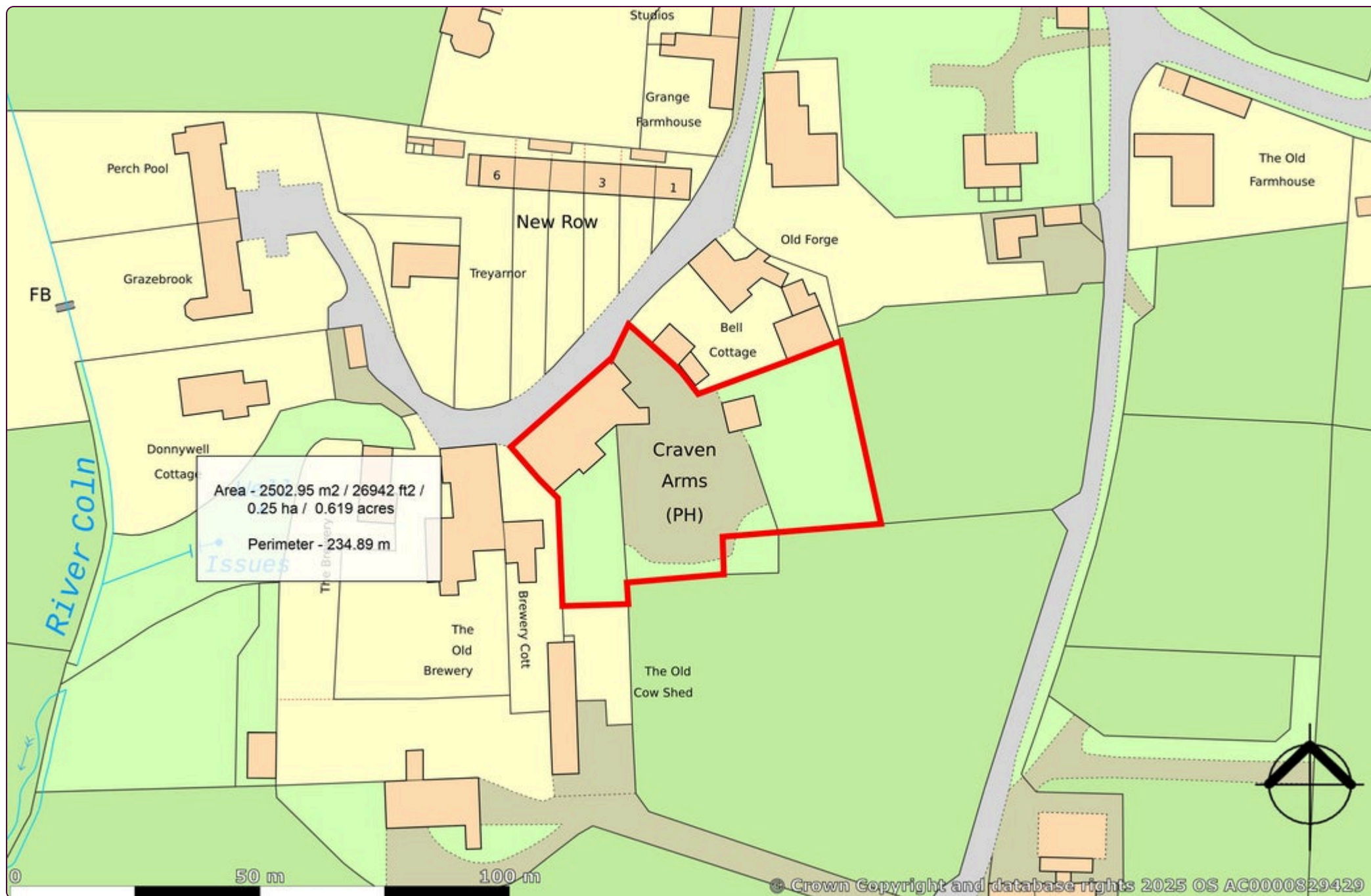
Approximate Area = 3417 sq ft / 317.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Pic. REF: 1265218.





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CONTACT

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CONTACT

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



GRAEME CLIFFORD

Business Agent

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CONDITIONS OF SALE

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