THE BERESFORD ARMS

Whalton, Morpeth, Northumberland, NE61 3UZ

FREEHOLD: £650,000 | REF: 6450579

CHRISTIE & CO

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KEY HIGHLIGHTS

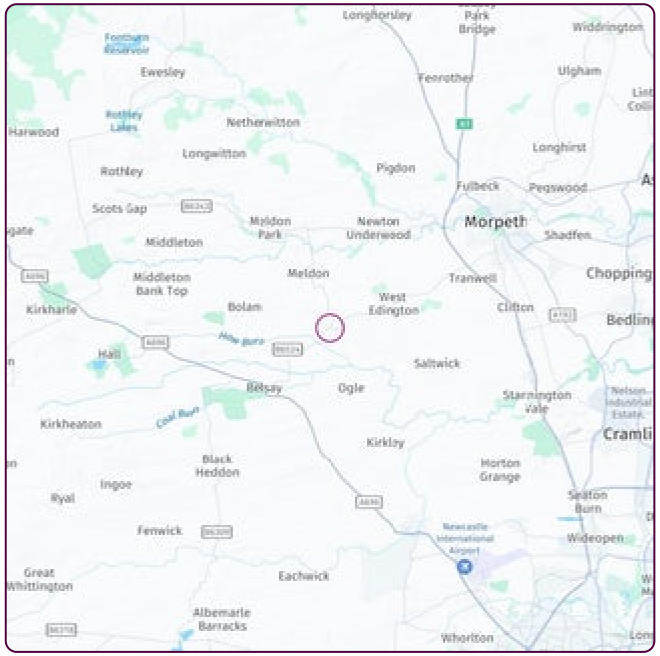
- Superb, immaculately presented pub-restaurant
- Seven en suite letting bedrooms
- Turnover for y/e 31/12/25 £711,911 inc. VAT
- Three bedroom owners flat
- Multi-award winning venue
- Parking for c.30 cars | Energy Rating B

LOCATION

The Beresford Arms sits at the heart of the affluent and desirable Northumberland village of Whalton, just a few miles off the A1(M) and c.6 miles out from the historic market town of Morpeth and only 16 miles north of the vibrant city of Newcastle upon Tyne.

The pub benefits from an abundance of local attractions which help generate income for the business, including;

- Bolam Lake (4.1 miles)
- Belsay Hall, Castle & Gardens (4.3 miles)
- Morpeth Golf Club (5.2 miles)
- Whitehouse Farm Centre, family attraction (5.3 miles)
- Shaftoe Crags (5.3 miles)
- Wallington Hall, National Trust (8.5 miles)
- Northumberlandia (11.4 miles)
- Cragside, National Trust (19.3 miles)



DESCRIPTION

Award-Winning Pub, Restaurant & B&B in the Heart of Northumberland.

Tucked away in the beautiful Northumberland countryside, The Beresford Arms is a lovingly restored former coaching inn where historic charm meets contemporary comfort. Since it's careful restoration in 2018, it boasts original stone walls and exposed beams that blend seamlessly with stylish modern design - offering a warm, welcoming experience for every guest.

Consistently recognised among the region's best, with a series of prestigious awards that celebrate passion for hospitality, food, and unforgettable stays:

- Gold – B&B and Guest House of the Year 2025 – North East Tourism Awards
- Silver – Pub of the Year 2025 – North East Tourism Awards
- Gold – Pub of the Year 2024 – North East Tourism Awards
- Bronze – Taste of North East England 2025 – North East Tourism Awards
- Food and Drink Business of the Year 2023 – The Best of Northumberland Awards
- Finalist – Top 6 Pubs for Food in the UK, 2023 – The Great British Pub Awards

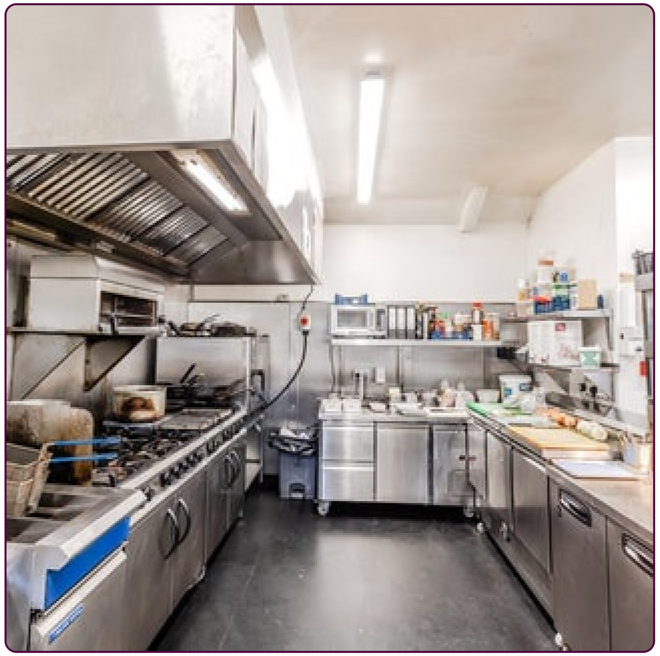
The pub is steeped in history and interested parties are encouraged to visit the website (https://theberesfordarmswhalton.co.uk/) which does a superb job of showcasing the business and the surrounding area.

INTERNAL DETAILS

Internally the pub is beautifully decorated and immaculately well presented, displaying all the hallmarks of a gorgeous village pub with some modern influences.

The ground floor is divided into three main areas, two dining rooms with 42 seated covers combined and one bar area for 20 customers plus standing room, popular with locals and visitors alike.

Ancillary areas include, ladies and gents toilets, adequate storage and a large, fully fitted commercial grade catering kitchen.



FIXTURES & FITTINGS

We are advised that all fixtures, fittings and equipment are owned outright and included in the sale, subject to an inventory. A limited number of personal items may be excluded.

TRADING HOURS

Monday - Saturday 8.30am - 10.00pm
Sunday 8.30am - 9.00pm

STAFF

The pub is currently fully staff run, with the owners being responsible for limited back-office tasks.

LETTING ACCOMMODATION

The B&B offering comprises seven beautifully designed bedrooms, including a spacious suite. Nestled in the converted stable blocks at the rear of the inn, each room features king-size beds, flat-screen TVs, WiFi, and a peaceful setting for rest and relaxation.

A selection of the rooms are also dog-friendly rooms.

OWNER'S ACCOMMODATION

There is a three bedroom owners/managers flat, with living room, kitchen/diner & bathroom. This is currently occupied by management/staff but could be used as additional letting accommodation.

THE OPPORTUNITY

The Beresford Arms presents a fantastic opportunity to acquire a brilliantly positioned, incredibly well invested pub-restaurant with letting rooms in a highly desirable Northumberland village.

The business lends itself to owner-operators, investors looking for a leased and tenanted pub or regional multi-operators looking to expand their estate.

TRADING INFORMATION

Turnover (including VAT) for the financial year ended 31st December 2025 was £711,911.

Turnover (net of VAT) for the financial year ended 31st December 2024 was £694,505.

The trade split is approximately; 49% food, 35% drink and 15% accommodation.

BUSINESS RATES

The Rateable Value at present is £23,250, with effect from February 2024. Confirmation of actual rates payable should be sought from the local authority.

REGULATORY

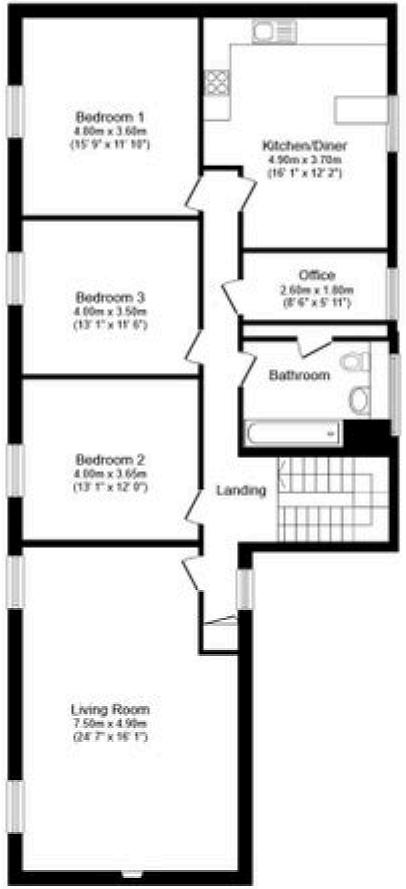
Premises licence.

EXTERNAL DETAILS

There is an enclosed trade patio and garden to the rear as well as patio and a small lawn to the front providing seating for around 50 customers.

Ground Floor

Floor area 263.9 sq.m. (2,840 sq.ft.)

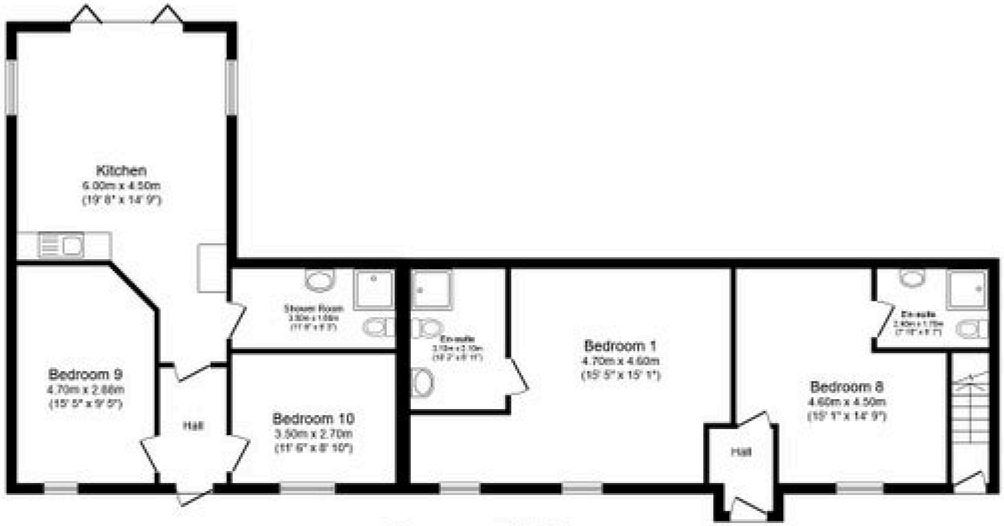


First Floor

Floor area 135.1 sq.m. (1,454 sq.ft.)

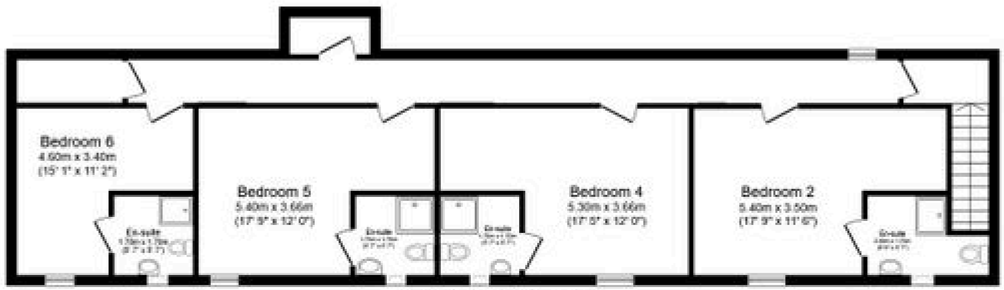
Total floor area: 398.9 sq.m. (4,294 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Ground Floor

Floor area 118.6 sq.m. (1,276 sq.ft.)



First Floor

Floor area 96.9 sq.m. (1,043 sq.ft.)

Total floor area: 215.4 sq.m. (2,319 sq.ft.)

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DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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CONDITIONS OF SALE

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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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