

THE 616 VENUE

CHAPEL FARM | WELLOW | NEWARK-ON-TRENT | NOTTINGHAMSHIRE | NG22 0EJ



A unique corporate & private event destination

Located in the heart of Sherwood Forest, 12 miles west of Newark-on-Trent, this exceptional property offers complete privacy and exclusivity for large groups and special occasions.

- Exclusive venue for Weddings, Hen and Stag-dos, Family get-togethers and Corporate Events
- Built in 2021
- 15 luxury en-suite bedrooms (sleeping 30), including newly opened bridal suite
- 8 Further Rooms under Construction
- Games Room and Reception Office
- Professional nightclub with sound system and bar
- Indoor swimming pool, hot tubs, and retro arcade
- Conference and Banqueting hall for 60 guests
- Newly opened commercial kitchen and restaurant area
- Set in 1.35 acres
- Projected annual turnover: £459,912 (excluding new restaurant and further eight bedrooms)



PROPERTY DESCRIPTION

The 616 Venue represents a unique opportunity to acquire a purpose-built party house and corporate event destination. Built in 2021, this single storey holiday house has been built in a U shape around a courtyard garden with an ornamental pond, The Orangery and Conference centre and banqueting hall (for 60 people) comprise a wing whilst the 15 en-suite rooms blending into the countryside subtly and inconspicuously, form the other wings. A further eight rooms are nearing completion with en-suite facilities.

Set aside in the courtyard is a terrace with hot tubs, partly hidden by olive trees.

The underground swimming pool has a sauna and at one end is a 65,000 litre aquarium with a full height glazed panel and lighting providing a "mural" affect.

Below ground and sound proofed is a nightclub and bar with special affect lighting, a stage and sound system.

In addition is a brick and tile building offering a venue for what is currently set up for retro-arcade entertainment and a Reception Office.

The venue is specifically designed for exclusive use, set off the main road down a private track, surrounded by SSI woodland and farmland. The property sits within an unusual limestone, gabion-walled courtyard secured by large wooden gates, ensuring guests can relax or focus in complete privacy. The gardens are set in circa 1.3 acres.



KEY FEATURES

Self catering accommodation for Private functions and Corporate

Professional Nightclub: Located in the basement with built-in sound system, professional disco lights, and bar area complete with pull-your-own beer taps.

Leisure Facilities: Indoor swimming pool, hot tubs, aquarium, and 80's style games room featuring air hockey, Rambo shoot 'em ups and other retro arcade machines.

Guest Accommodation: 15 Luxury en-suite bedrooms (9 king-size, 4 twin) and newly created bridal suite with large walk-in showers and 55" flat screen TVs. Sleeps up to 30 guests.

Event Spaces: Orangery and banqueting hall with capacity for 60 people in various configurations (boardroom, theatre, classroom, cabaret, or banqueting style). Large dining area with 88" smart TV, private restaurant, and multiple breakout areas with comfortable seating.

ADDITIONAL BUILDINGS

Bridal Suite: Situated in an elevated position by the car park is an office with full-length glazed windows overlooking gardens, a pond and farmland.

Future Development: 8 additional en-suite rooms are currently in the process of completion.

Games Room and Detached Office/Reception Room: with toilet facilities.



LOCATION & ACCESSIBILITY

The 616 Venue benefits from an outstanding location in the heart of Sherwood Forest with excellent transport links via the A1 and M1, rail from Newark Northgate and to East Midlands Airport.

what3words: ///testers.intricate.decorate

Approximate Distances:



Ollerton
1 mile

Centre Parcs
4 miles

Newark
12 miles

Nottingham & Lincoln
23 miles

Sheffield
30 miles

East Midlands Airport
38 miles

Rail Services from Newark Northgate:

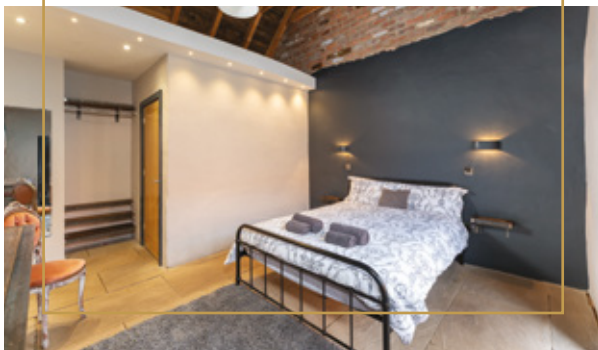


Kings Cross, London
1 hour 13 minutes

Newcastle
1 hour 40 minutes

Liverpool Lime Street
2 hours 40 minutes

Edinburgh
3 hours 20 minutes



BUSINESS INFORMATION

The 616 Venue represents an exceptional investment opportunity with a proven business model and strong projected returns. The property provides an opportunity for growth through the expansion of the new restaurant, the creation of the additional rooms and marketing to the corporate sector

Current Pricing Structure

Weekend Rate: £3,945.00 per night
(minimum 2 nights)

Midweek Rate: From £3,050.00 per night
(minimum 2 nights)

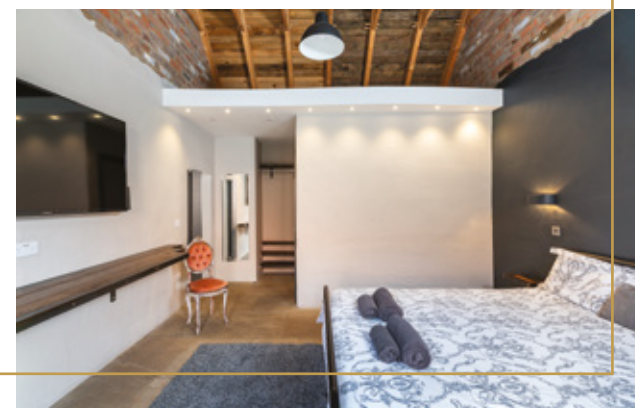
Financial Performance

Projected year ending 31st July 2026:

Anticipated Accommodation Income	£459,912
Gross Profit	£427,273
Expenditure	£267,198
Surplus (before finance, tax and depreciation)	£160,075

Note 1: The above figures are for accommodation only and do not include additional revenue opportunities from food, catering, organised day/night events or outings.

Note 2: Average Wedding charges are £15,000.





GENERAL INFORMATION

Additional Services Available

The venue currently operates as self-catering accommodation but offers options to add:

- Private chef services
- In-house restaurant
- Live entertainment and bands
- Full concierge service

Guests are currently welcome to arrange and bring their own food and entertainment. There are no corkage or cakeage fees.

Reason for Sale

The current owner is selling due to retirement.

Services

Mains water and electricity are connected. Heating is via LPG tanks. Drainage is to a private system.

Energy Performance Certificate

The EPC is rated Band B and is valid until 30th May 2032.

Local Authority

Newark and Sherwood District Council -
T: 01636 650000

Business Rates

Business Rateable Value: £30,000 per annum
(from 1st April 2026)

Registered as: Wedding venue and premises

Planning Use Class: Believed to be C5/Sui Generis Use
(subject to confirmation)

Tenure

Freehold

Agents Notes

- 1) A right of access to the venue will be granted over the track, subject to a fair and reasonable contribution towards maintenance costs.
- 2) The owner will consider a loan facility for the purchaser of up to £2 million over a five year period, on a first and only charge basis, subject to referencing. The rate will be fixed at 6%. After 5 year the loan will need to be settled or renegotiated and extended. capital over payments can be made at any time, without penalties. The purchaser will cover all legal costs for this arrangement.
- 3) An opportunity may be available to purchase or lease additional land, with licences for a three day festival for up to 9,000 people and one for a stand-alone concert for up to 5,000 people, subject to separate negotiation.

Viewing

Strictly via the vendor's sole agents, Humberts.

T: 01603 661199 | E: norwich@humberts.com



HUMBERTS

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Norwich NR3 1RB

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Important Notice: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. All measurements and distances are approximate.