



Open Ditch

Sinton Green, Hallow, Worcestershire WR2 6NW

Tenure

Freehold

Price

£550,000

- Highly desirable location
- Exceptional order throughout
- Excellent 3 bed accommodation (used as Air BnB)
- Large beer garden to frontage
- Turnover £434,676 net of VAT (Y/E April 2025)



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Location

The Open Ditch holds a delightful rural, yet accessible, position in the village of Sinton Green which lies around 5 miles North West of Worcester and a similar distance South West of Ombersley.

This is an attractive and desirable commuter location.

Description

A detached brick built property of predominantly two-storey construction, painted and rendered and lying beneath a pitched tiled roof, with solar panels to the rear.

Set back from the road, the pub lies behind a large grassed beer garden with 21 picnic tables and parasols and next to this is a gravel car park which currently has space for around 15 cars but is due to have this extended by a further 10.

Viewing

Strictly by appointment only through Fleurets Midlands office.



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Trade

Having bought the property and carried out an extensive refurbishment, our client has operated The Open Ditch (historically known as The New Inn) since August 2023.

It very quickly established itself as a popular destination for locals, passers-by, drinkers, diners and sports fans alike.

The use of the living quarters as Air BnB (which has suited our client) has been another string to the bow.

In terms of trade, in the year ended 30th April 2025, the property recorded a turnover of £434,676 net of VAT. In a similar period, it has a throughput of 310 brewers' barrels.

Furthermore detailed accounting information will be made available to bona fide viewers after they have formally viewed the premises.

Accommodation

There are two distinct but inter-linked trading rooms.

To the front is the Public Bar. Boasting ceiling beams, bar servery, a range of loose seating including pew benches and a newly installed log-burner, this is an extremely welcoming room which can seat around 32, whilst still leaving room for drinkers.

Beyond this is the Sports Room, having a similar boarded floor to the Bar, this room has cushioned bench seating, a large screen and both a pool table (owned) and darts throw.

To the side of the pub is a well presented trade kitchen and adjacent wash-up/freezer room whilst the Ladies & Gents customer toilets lie to the rear.

Basement

Large chilled beer cellar and stores with drop and access from the rear.

Living Accommodation / Air BnB

With a separate access from the front, the first floor is either owner/operators' living accommodation or ideal as a self-contained Air BnB suite (as it has been used in recent times).

These are made up of three double bedrooms, a central kitchen/living space and a bathroom and are fitted to a very high standard.

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Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded.

Planning

The Open Ditch is not a listed building and does not lie in a Conservation area.

The grassed field beyond the pub is not included within the sale.



Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Saturday	10.00 am to 11.00 pm
Sunday	12.00 noon to 10.30 pm

Business Rates & Council Tax

The property is in an area administered by Malvern Hills Council. The 2023 Rateable Value has been assessed at £1,000. 100% small business rates relief might apply to this property.

The domestic accommodation is within Band A for council tax purposes.

EPC

The property has an EPC rating of C

Services

The property benefits from mains electricity, water and drainage with cooking and heating by way of Propane Gas.

It also has a bank of solar panels to the rear of the building which help to reduce electricity costs notably.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

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