

FOR SALE

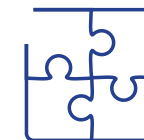
Colliers

Haresfield Beacon & Railway Hotel

Haresfield, Gloucestershire



A stunning village inn in fantastic location



Around 80 covers plus 8 smart letting rooms

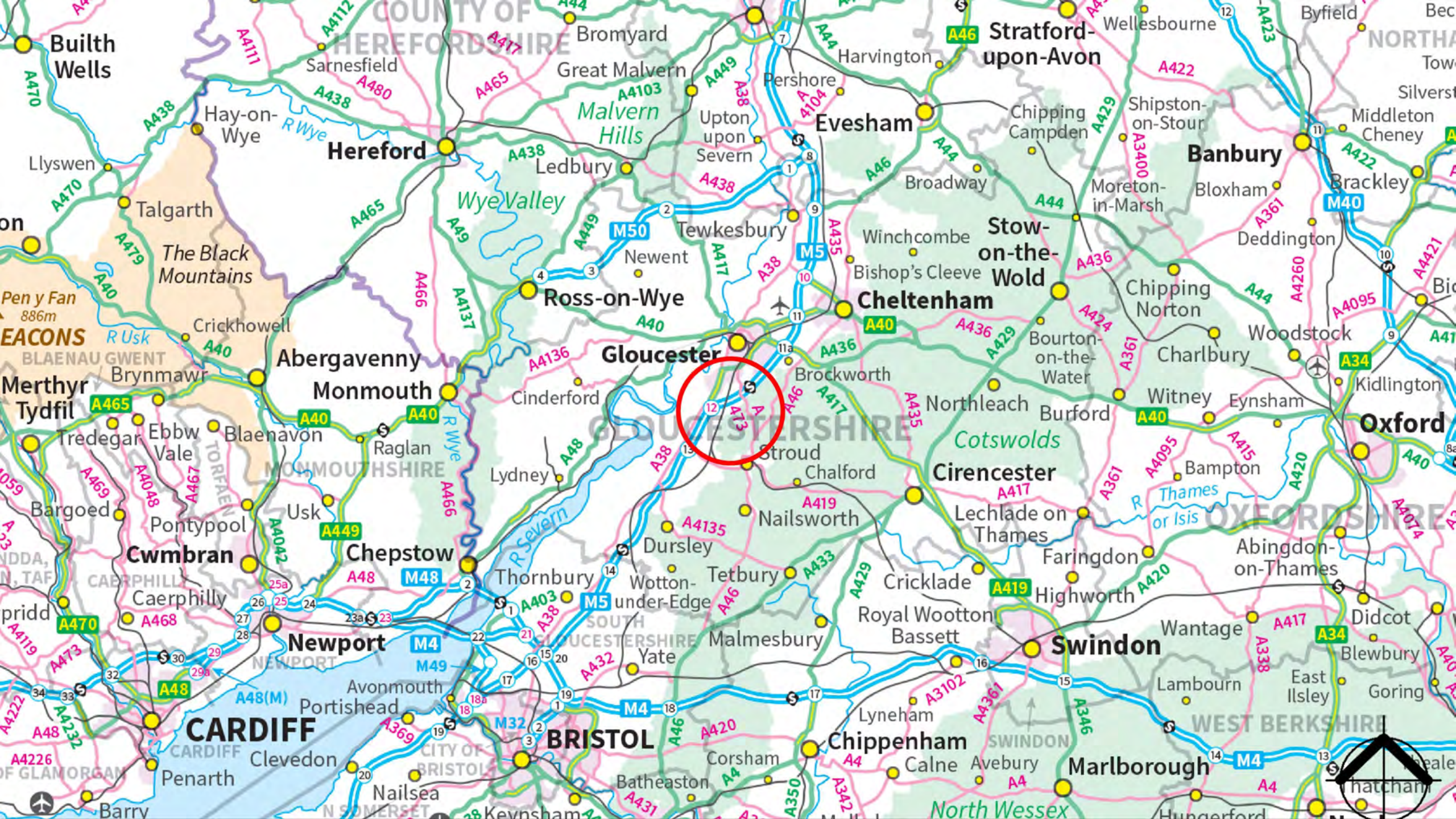


Gardens, car park and owners' accommodation



£100k profits on £503k net revenue in Y/E February 2026

£650,000 - Freehold



Introduction and Location

The Beacon Inn is an established country pub with a prominent roadside position and a well-balanced trading layout. The business offers a traditional bar together with a characterful restaurant area, supporting both regular local use and destination dining. A particularly important feature of the property is the provision of 8 letting bedrooms, giving a valuable additional income stream and broadening the appeal of the business to both leisure and commercial guests. Outside, there is space for customers along with on-site parking, creating a well-rounded and practical operation.

Haresfield sits at the foot of the Cotswold escarpment, within easy reach of Gloucester, Stroud and Stonehouse, all of which provide a substantial population base. The location benefits from good road connections, ensuring ease of access for customers and overnight visitors alike. The surrounding countryside attracts walkers and those exploring the escarpment, reinforcing demand for both food and accommodation and helping to underpin year-round trade.

The Beacon Inn is offered for sale as our clients look to retire, having owned and developed the business since March 2013. Over that time, the property has been established as a well-regarded trading operation with the added advantage of 8 letting bedrooms, providing an important and consistent additional income stream. A new owner will acquire a business with multiple revenue sources already in place, together with the flexibility of on-site living accommodation if required. There remains clear scope to build further on both the accommodation and F&B sides of the business, presenting an excellent opportunity for an incoming operator to make the property their own while benefiting from the strong foundations already in place.



The Property

Believed to have been built in 1866, The Beacon is a substantial detached red-brick Victorian property. Accommodation is arranged on partly three and partly two storeys under multiple pitched roofs with clay tiles. It is not a listed building.

Public Areas

Main bar with an extensive bar servery, bar stools and a mix of table and fixed seating areas for about (50) persons and having a mix of quarry tile and carpet flooring.

The lounge bar and hotel reception seating area is open plan to the lower dining area seating (16) with opening up to the main restaurant room that seats (30) which also doubles up as the breakfast room for residents.

Function room and Skittle alley with part timbered vaulted ceiling and a brick fireplace at one end. The room is used extensively throughout the year for private functions, skittle teams and local clubs and events.

Service Areas

Large well-fitted commercial kitchen with door outside enclosed yard with passageway for deliveries. Beer cellar. Boiler room.





Letting Bedrooms

8 letting bedrooms to sleep a maximum of 27. Four double, two family, one quad and one triple.

TV and tea and coffee making facilities in all rooms.

Staff/Owners' Accommodation

On the second floor is the owners' or staff accommodation. This comprises two bedrooms, sitting room, kitchen and bathroom.

Outside

There is raised terrace seating to the front and sides plus a covered area that can accommodate around 60 people. Plenty of car parking on-site and along the road approaching the business.

Services

Mains electricity (three phase power available) water and drainage. LPG gas fired central heating.

Licence

Premises license

Website

www.thebeaconinn.co.uk



Trade

Accounts for the year ended February 2026 showed £100,893 profits on £503,676 net revenue, a decrease on the February 2019 trade which was £586,411 as our clients move towards retirement.

Price

£650,000 plus VAT (recoverable) for the freehold interest complete with goodwill and trade contents, excluding personal items. Stock at valuation.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

To View

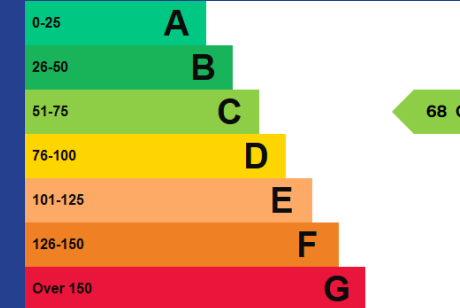
All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.





Mileages

Junction 12 M5 1.5 miles, Gloucester 6, Stroud 6, Cirencester 22.



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