

Pear Tree Inn & Country Hotel

Smite Hill, Worcester,

WORCESTERSHIRE WR3 8SY

**Freehold Hotel
with Development
Potential**

9.18 acres

Guide Price:
£2,750,000



Executive Summary



PROPERTY TYPE

Leisure



SIZE

400,090 sqft / 9.18 Acres



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Worcester Shrub Hill



Pear Tree Inn
& Country Hotel





**Pear Tree Inn
& Country Hotel**

About Pear Tree Inn & Country Hotel

Freehold Hotel located in Worcestershire's picturesque countryside with clear development potential. The site sits on an 18 acre plot and is currently used a 3 star hotel measuring 19,063 sqft over two stories. There are ample parking spaces at the front and rear of the property with two entrances from the main road (Smite Hill).

The Pear Tree Country Hotel provides a seven conference suites, including a large banqueting hall which hosts up to 300 delegates. There's a civil ceremony room and a restaurant with alfresco dining. The site is picturesque with two large lakes and acres of green space which has potential for alternative uses.

The building measures 19,063 sqft and comprises the following:

- 24 x Stylish and comfortable bedrooms
- 8 x Staff living accommodation
- Main Reception/Lounge Area
- Restaurant/Bar (Seats 90)
- Lounge Bar (Seats 40)
- Conservatory (40)
- Barlett Suite (Seats 300)
- The Garden Room (Seats 90)
- The Gallery Suite (Seats 90)
- The Orchard Room (Seats 50)
- The Comice Suite (Seats 30)





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Location

The Pear Tree Inn is located less than 30 minute's drive to the heart of Birmingham City Centre, The Pear Tree Country Hotel is the ideal base for visiting local attractions including the historic town of Droitwich Spa, Worcester Cathedral, West Midlands Safari Park, Cadbury World and many more.

Conveniently located within close proximity to the M5, Junction 6, M42, Birmingham NEC and Birmingham Airport, yet surrounded by beautiful Worcestershire countryside, the Hotel provides the perfect base for doing business or simply relaxing.

LOCAL AMENITY (CLOSEST)

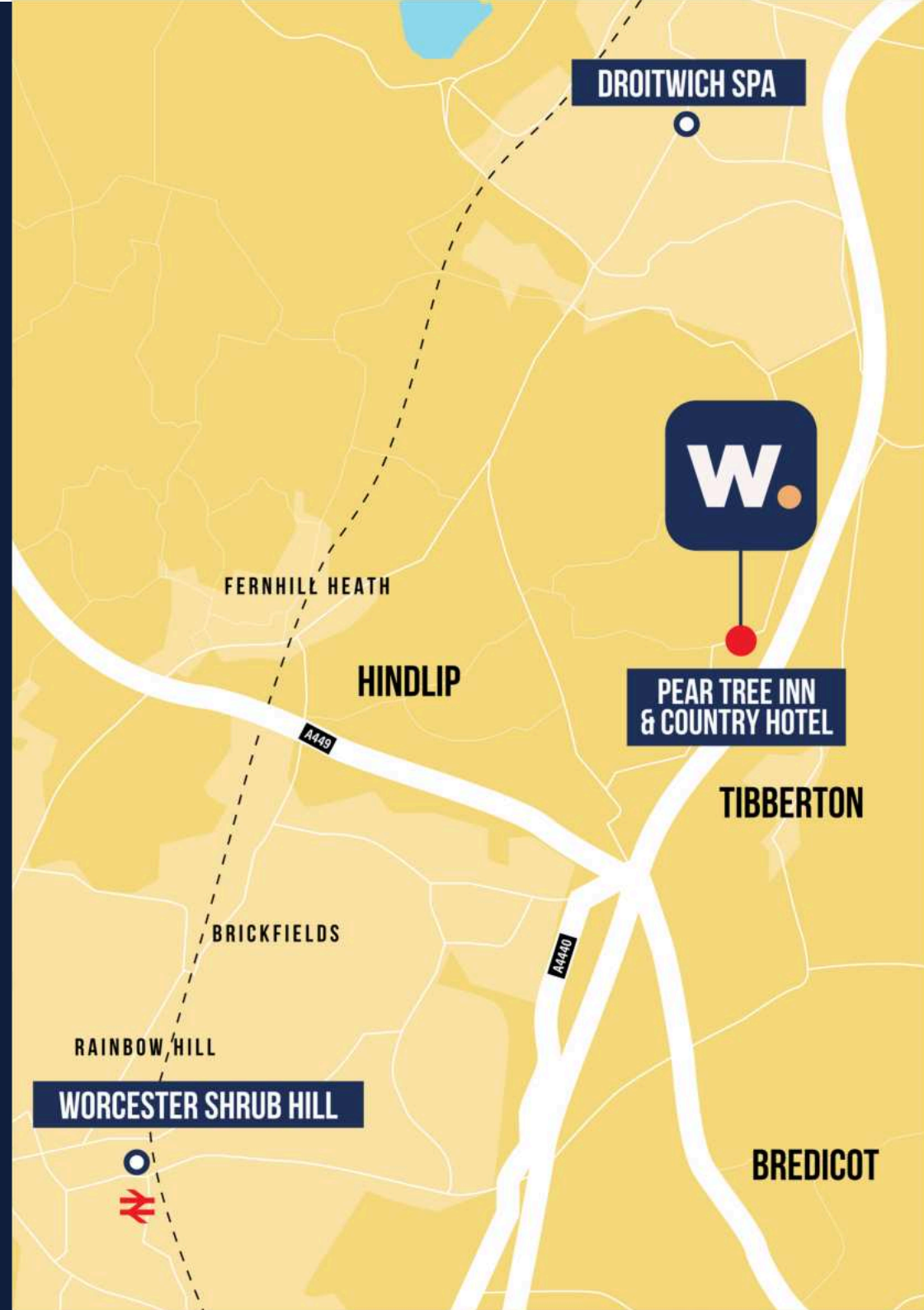


Droitwich Spa (3 miles)

TRAIN STATION (CLOSEST)



Worcester Shrub Hill (5 miles)





Planning

The existing site falls under use class C1 Hotels. The site has clear development potential to be repurposed for various residential or commercial uses, including but not limited to the follow:

- SEN School
- Care Home
- Retirement Village
- Caravan Parks
- Wedding Venue
- Glamping
- Retreat Centre

The vendors are open to various deal structures to allow for a change of use on the site.

Accommodation Schedule

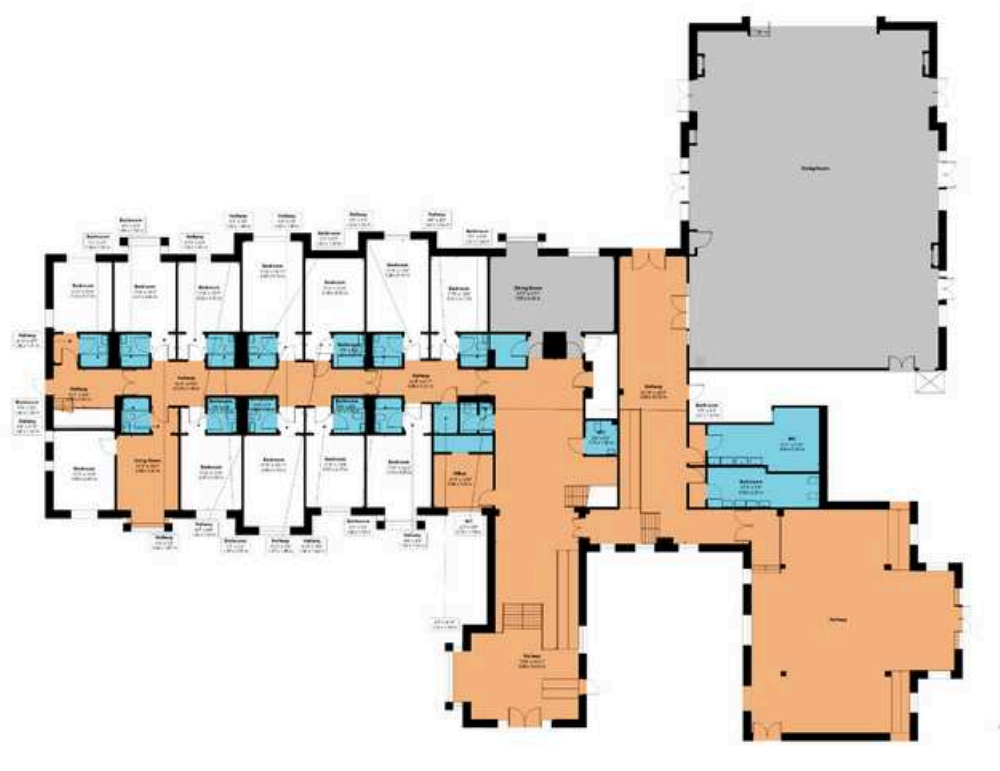
UNIT	SIZE (SQM)	SIZE (SQFT)
Ground Floor	1,199	12,908
First Floor	572	6,155
Total	1,771	19,063



Floor Plans

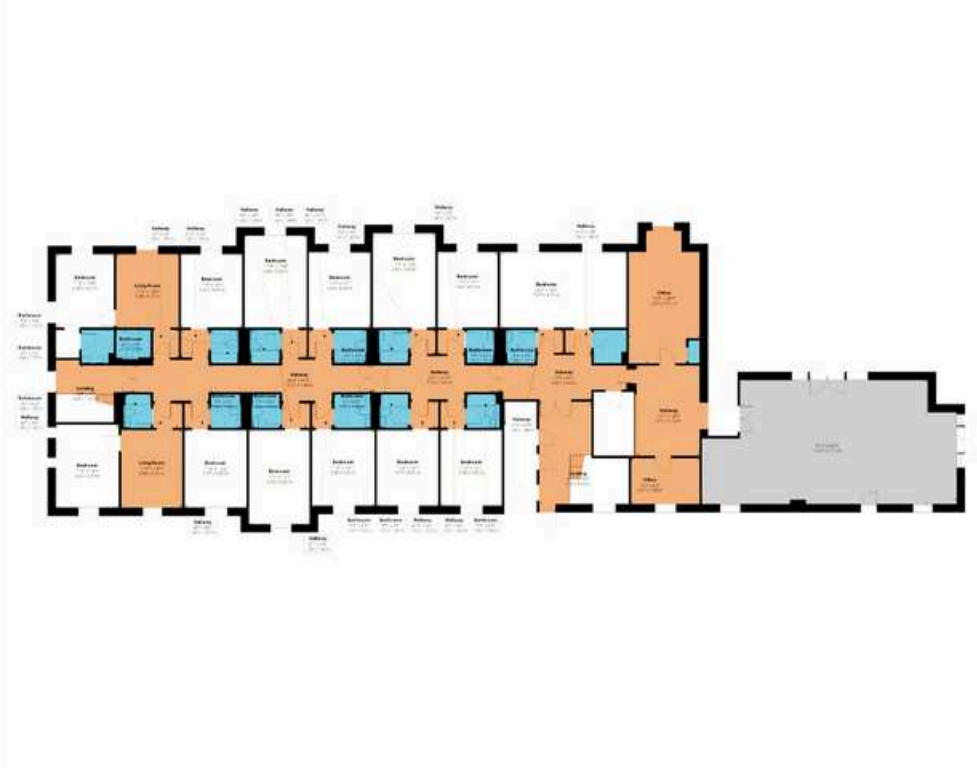


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GROUND FLOOR

Approximate total area
6,752.73 ft2
627.35 m2



FLOOR 1

Approximate total area
6,155.76 ft2
571.89 m2

Further Information:

TENANCIES:

To be sold with vacant possession

VAT:

The site is not elected for VAT

TITLES:

HW116626 - 354,180 sqft

HW149686 - 22,227 sqft

WR50465 - 23,683 sqft

PROPOSAL:

Offers in the region of £2,750,000

VIEWINGS:

Available strictly by appointment only



Nathan King
Senior Property Consultant

nathanking@whozoo.co.uk
0333 200 8330



Tom Castro
Founder

tomcastro@whozoo.co.uk
0333 200 8330

whozoo.
Commercial Property, Expertly Done

T: 0333 200 8330
E: info@whozoo.co.uk
Unit 2, 2 Delacourt Road London SE3 8XA

www.whozoo.co.uk
www.linkedin.com/company/whozooltd/

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