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THE PLOUGH INN  
POWBURN, ALNWICK, NORTHUMBERLAND, NE66 4JW

**TO LET AS A FREE HOUSE, ON TERMS TO BE AGREED.**  
Fantastic opportunity to establish a pub business in a popular tourist area.



# THE PLOUGH AT POWBURN

THE PLOUGH INN, PLOUGH SQUARE  
POWBURN, ALNWICK, NORTHUMBERLAND,  
NE66 4JW

**To let, terms to be agreed with successful applicant.**

Substantial Grade II Listed Public House • Business Opportunity • Well Situated In Rural Village Location • Popular Tourist Area • Flexible Space

## Situation

The Plough is located in the village of Powburn, Northumberland directly on the A697 which runs from Morpeth to Coldstream, and on to Edinburgh. The Plough is within reach of the popular town of Alnwick, and is close to the foothills of the Cheviots.

The location of The Plough is ideal to enable it to benefit from the thriving tourism economy in the local area. The pub is situated in an area popular with walkers, holidaymakers and cyclists, with a large number of holiday cottages and caravan parks in the immediate locality. This is a rare opportunity for the incoming tenant to develop and run a pub in a popular area for rural tourism, with limited local competition.

The Plough is part of the wider Hedgeley Estate; the Landlord is seeking a tenant with a business minded approach, who has the flexibility to work collaboratively with the Estate.

The Plough has the potential to be a thriving village pub. It is in an advantageous location, directly on the A697 which runs from Morpeth to Coldstream producing a large amount of passing trade. With local holiday parks, alongside the tourism generated by the National Park and regional heritage attractions, The Plough has the potential to draw in a wide range of customers.

## Description

Substantial Grade II listed building at the heart of Powburn village, formerly run as a public house but now standing vacant following the end of the previous tenancy. With attractive traditional stone built construction, slate roofing and sash windows, this property offers copious amounts of flexible space internally and externally, to allow an incoming tenant to make it their own.

The approximate floor areas of the building as it is currently configured are as follows:

Ground Floor:	248 sqm
First Floor:	152 sqm
Outbuilding:	52 sqm

## Renovation

The Plough currently requires significant internal renovation and there will be an opportunity for the successful applicant to engage with the process and influence the final design. Furthermore, there will be the opportunity for the Tenant to share financially in the project in order to extend the scope of the renovations.

Due to the size of the property there could be potential to develop a bed and breakfast or small hotel business alongside the pub. At present there are five bedrooms on the first floor which would make good sized guest accommodation, or could provide living space for a manager or staff.

Any renovations will need to take into consideration the listed nature of the property, particularly with reference to the external features.

## Expressions of Interest

The Landlord is seeking a commercially minded tenant to rent The Plough, on flexible terms, to be agreed. Expressions of interest are invited from parties who have the ambition and ability to build a successful business.

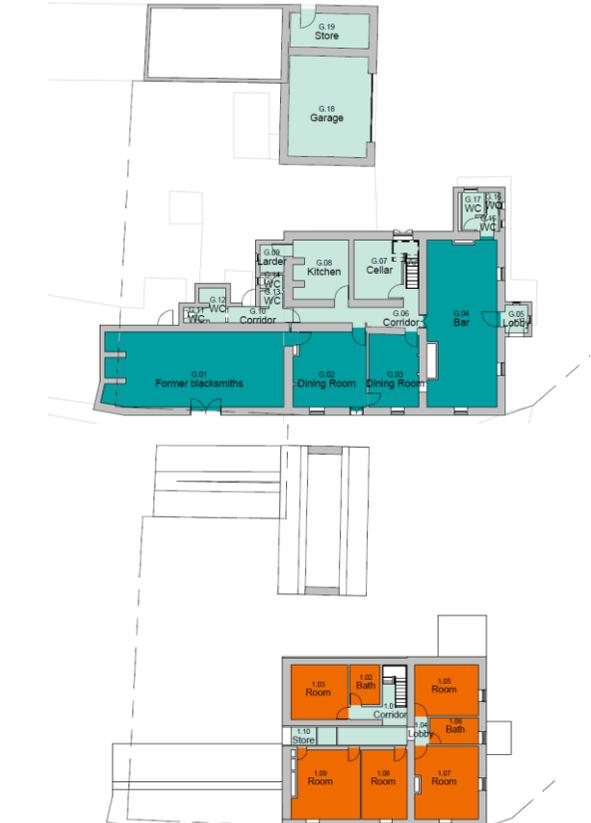
Experience in the industry is preferred but the Landlord welcomes expressions of interest from any potential tenants with entrepreneurship, energy and vision to help this historic building to reach its full potential as the heart of the village, and as a destination pub for locals and visitors alike.

## Local Authority

Northumberland County Council, Morpeth

## Viewing

Strictly by appointment with Savills. Contact Annabel Williamson on [awilliamson@savills.com](mailto:awilliamson@savills.com) or 01668 280807.



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