

LEISURE, RESIDENTIAL | TO LET / FOR SALE



THE QUEENS, 24 QUEENS HILL, BELBROUGHTON, STOURBRIDGE, DY9 0DU

4,370 SQ FT (405.99 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A rare opportunity to acquire one of the regions most renowned Public Houses, suitable for a variety of uses - STP

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- Well Established Leisure Premises
  - Located in the heart of Belbroughton - one of North Worcestershire's most affluent villages
  - Prominent Premises with Development Potential - STP
  - Extensive Car Parking and Grounds
  - Available Freehold or To Let
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## DESCRIPTION

The Queens Public House is a historic Grade II listed property located in the heart of Belbroughton, Worcestershire. Built around 1800 with later 19th-century additions, it has a strong culinary reputation, having hosted chefs like Andy Waters and Roger Narbett. The property is a substantial brick building with a tiled roof, pilasters, and sash windows, arranged over three floors, with potential for reconfiguration or alternative uses, subject to planning permissions. An extensive car park further adds to its appeal. It is centrally located on Belbroughton High Street, close to local landmarks such as the Church of The Holy Trinity and the cricket club.

The ground floor features a grand hallway, dining room, open-plan bar area, and a fully equipped kitchen with a walk-in chiller. The space also includes a spacious lounge and dining area, with access to toilet facilities. Original features, like wooden beams, paneling, and sash windows, add charm. A basement offers extra storage, and a cleaning cupboard is located on the ground floor.

The first floor includes a versatile function room, office, and a lounge area, ideal for private events or staff use. The second floor has two large rooms, a shower room, and toilet facilities, offering potential for residential accommodation or office space. This property offers a unique opportunity to own a characterful pub in a picturesque village.



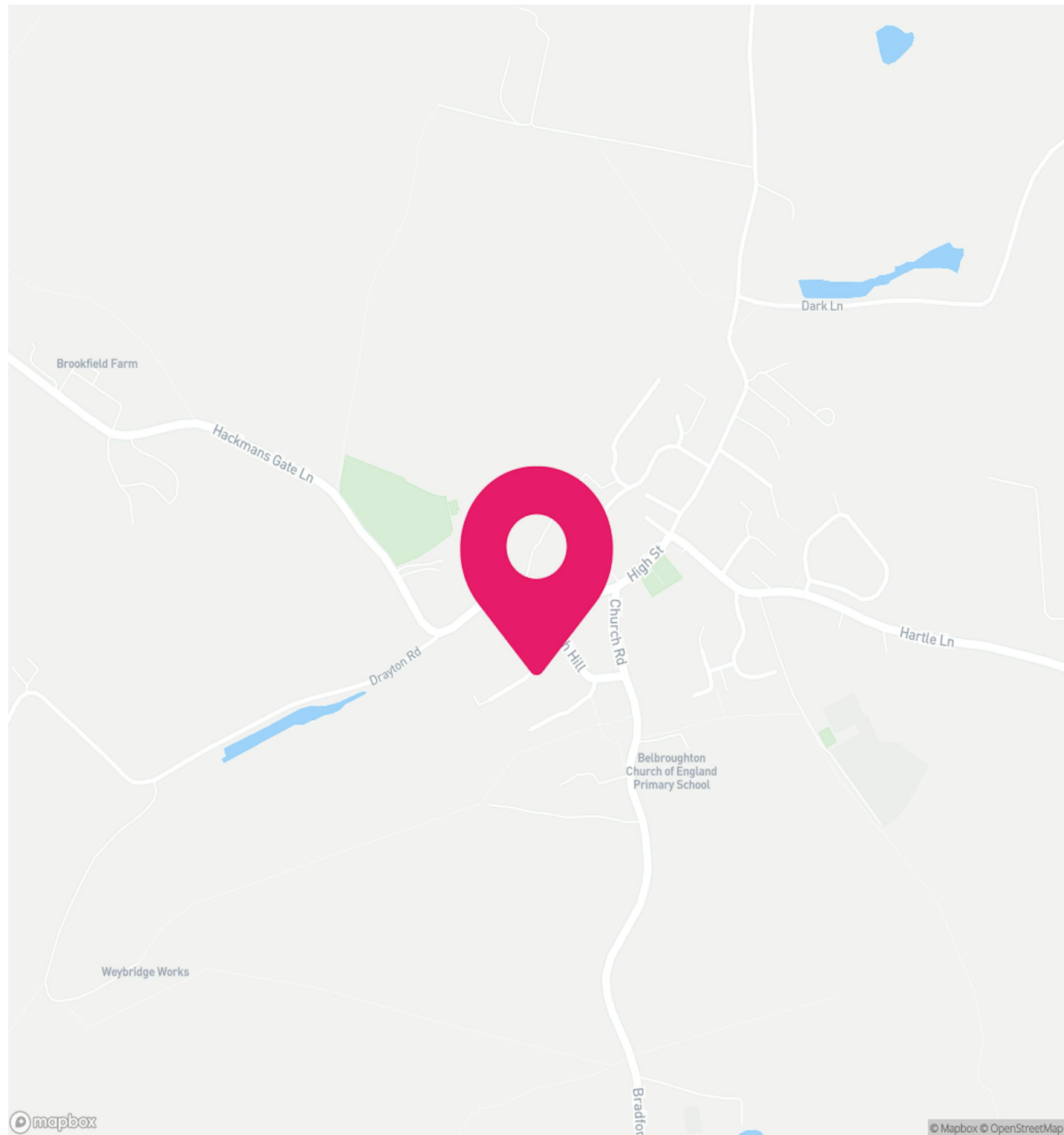
## LOCATION

The Queen's enjoys a convenient position with excellent transport links. Situated in the heart of the charming village of Belbroughton, the property benefits from its proximity to key communication routes. Strategically located at the front of Belbroughton's High Street, the property is central to village life and benefits from its proximity to local landmarks and amenities, including Belbroughton Cricket Club and the historic Church of the Holy Trinity .

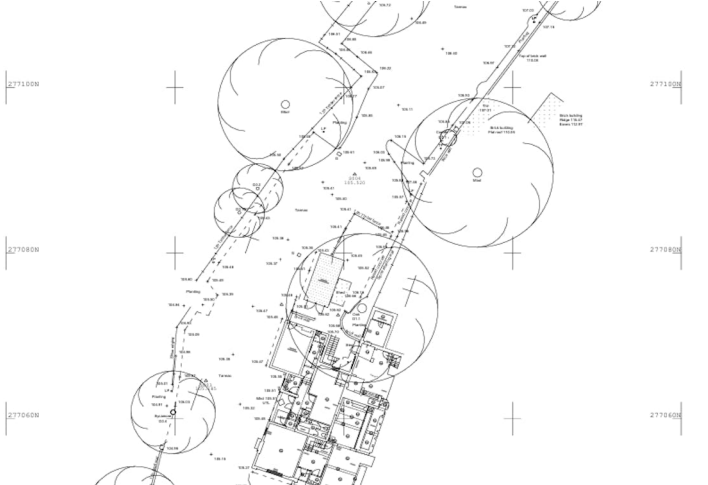
The property is approximately 4.3 miles from Junction 4 of the M5 motorway, offering direct connections to the national motorway network. This provides convenient links to Birmingham (approximately 15 miles to the northeast) and Worcester (approximately 16 miles to the southwest). The nearby market towns of Bromsgrove (6 miles) and Stourbridge (4.5 miles) are easily accessible, while Kidderminster is just over 8 miles to the west.

The nearest railway stations are in Hagley (3.5 miles) and Bromsgrove, providing regular services to Birmingham and Worcester.

Local bus routes connect Belbroughton to surrounding towns and villages, including Bromsgrove and Stourbridge, facilitating access for residents and visitors alike.







## FURTHER INFORMATION

Further Information along with plans is available from the agent.

## RATEABLE VALUE

£50,000

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## RENT

Rent on application

## PRICE

Price on application

## POSSESSION

The property is immediately available following the completion of legal formalities.

## EPC

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## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Edward Siddall-Jones**

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