



## Bayley Arms, Hurst Green

INVESTMENT PLAN ►

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## Bayley Arms

Avenue Road, Hurst Green, Clitheroe BB7 9QB

### Why invest?

- **Unique Location** – Located in a beautiful village on the outskirts of the Forest of Bowland, the Grade II listed Bayley Arms is one of only four venues which benefits from being located on The Tolkien Trail, a world-famous tourist destination. The walking trail attracts people from all over the globe who are keen to follow in the footsteps of writer J.R.R. Tolkien and see for themselves why he was so inspired by the beautiful Lancashire landscape.
- **Extensive Refurbishment** – An extensive internal and external refurbishment will transform the Bayley Arms into a quirky venue full of character which has the potential to become the leading hotel and dining venue in a popular countryside village.
- **Exciting Potential** – The Bayley Arms has the potential to become the go-to pub and restaurant in Clitheroe for visitors and locals alike. Located at the heart of a popular tourist draw, and in an area that's popular for spring and summer weddings, the pub has eight en-suite bedrooms onsite with the potential to drive a lucrative additional income stream for the right licensee. All this charming country bolthole needs is someone talented enough to take it to the next level. Could that be you?

### Target customers

Following the refurbishment, the Bayley Arms will appeal to a wide variety of local residents and visitors looking for a charming and unique pub to visit for good drinks and quality food. Customers will include:

- Groups of friends looking to socialise while enjoying a range of drinks including local specialities.
- Tourists looking to grab a drink or a bite to eat in a friendly country hotel and pub while walking The Tolkien Trail.
- Visitors to Lancashire looking for a relaxed place to stay in the countryside.
- Runners, cyclists and walkers who need a break.
- Families and young adults looking for good value pub classics and Sunday lunches.

### Offer

Following an extensive refurbishment, the Bayley Arms will be transformed into a traditional yet quirky village pub, hotel and restaurant, offering:

- A delightful countryside venue for visitors and locals from all walks of life to socialise in together.
- A spacious beer garden surrounded by rolling hills and beautiful scenery.
- A cosy interior with year-round appeal.
- A family-friendly menu featuring great quality "pub classics" at affordable prices.

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[View Internal Mood Board](#)

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Click on the **i** to reveal details of the proposed refurbishment.

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Click on the  to reveal details of the external refurbishment.

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**This is an incredible opportunity to take on a pub business that's ready for refurbishment and growth.**

This project will significantly enhance the business' potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

**Interested? Call us today.**

Call on 08085 94 95 96

Or follow the simple online application process at [www.starpubs.co.uk](http://www.starpubs.co.uk)



## Schedule for the Bayley Arms

### Bar Servery

As the pub's focal point, the bar servery will be upgraded. Works will include:

- Installing a new back bar and undercounter area.
- Adding a dedicated coffee area to expand daytime offering.

### Bar Area and Snug

The bar and snug will be revamped and redecorated to create a comfortable, stylish space with quirky touches. Works will include:

- Refreshing hard floor finishes where possible.
- Refurbishing boarded flooring.
- Reupholstering existing booths.
- Installing new dado boarding for premium finish.
- Hanging unique artwork.
- Adding interesting bric-a-brac.

### Dining Areas

The three large dining areas will be overhauled to make the space more appealing for customers and to increase cover capacity. Works will include:

- Adding a central table with a stylish ceiling feature and high chairs to make the area more aesthetically-pleasing.
- Building new modular furniture.
- Installing refrigerated wine display unit.
- Decorating the area with eye-catching bric-a-brac and artwork.

### Hotel Reception

The Bayley Arms' hotel reception area will be improved in line with the cosy new look and feel of the venue. Works will include:

- Installing a new display unit to showcase keys and sundries.
- Adding new doors.

### Toilets

Both the ladies' and the gents' toilets will be deep-cleaned, revamped and redecorated to reflect the new feel of the rest of the venue. Works will include:

- Installing new lighting, mirrors and ironmongery.
- Cleaning existing tiles.
- Adding new toilet seats and handles.
- Applying repair works where required.
- Redecorating bathroom areas.

### The Kitchen

A new kitchen layout will be implemented to support the licensee in expanding the Bayley Arms' food offering.

### External Areas

To capitalise on the Bayley Arms' prime location in the heart of the Ribble Valley, the external areas will be enhanced to attract passing trade from walkers, cyclists, runners and tourists. Works will include:

- Implementing a new signage scheme.
- Redecorating all external areas.
- Adding lighting to apex.
- Pruning all shrubs.
- Installing feature lighting to the beer garden.
- Introducing new external furniture.

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