



The Feildens Arms, Mellor Brook

INVESTMENT PLAN ▶

The Feildens Arms, Mellor Brook

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OPPORTUNITY

FLOOR PLAN &
FINISHES

EXTERNAL
REFURBISHMENT

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The Feildens Arms

2 Whalley Road, Mellor Brook, Blackburn BB2 7PR

Why invest?

- **Great Location** – The Feildens Arms sits at the heart of Mellor Brook, a charming and affluent village in The Ribble Valley which has proven to be a popular destination for tourists, cyclists, walkers and day-trippers alike. It is situated close to a large British Aerospace site with more than 3,000 employees, all of whom are potential customers for not only the pub, but also for its six newly refurbished, ensuite letting rooms. This pub is ideal for catering to both locals and visitors, creating a great space for both food and drinks at any time of day.
- **Exciting Potential** – The Feildens Arms has the potential to attract great footfall through the day and into the evening due to its prime location and top quality offering. With a high number of inside and outside covers, large commercial kitchen and stylish letting rooms, it has the potential to be a high turnover site with multiple income streams for the right licensee.
- **Extensive Refurbishment** – An extensive refurbishment will see The Feildens Arms transformed into a bustling local pub offering quality food, an extended beer garden and a stylish interior, with a large number of covers to meet demand. All it needs is an ambitious licensee with the talent to unlock its true potential. Could that be you?

Target customers

Following the refurbishment, The Feildens Arms will appeal to a wide variety of local residents, tourists and day-trippers looking for great quality food, drinks and accommodation. Customers will include:

- Families, couples and groups of friends from the village looking for a new local pub to frequent.
- Families and couples out for Sunday lunches looking for top-quality, affordable, locally sourced meals.
- Visitors to Lancashire and local aerospace workers seeking a relaxed place to stay.
- Runners, cyclists and walkers who need a break.
- Couples and groups attending weddings in The Ribble Valley.

Offer

Following an extensive refurbishment, The Feildens Arms will be transformed into a cosy yet stylish village pub, hotel and restaurant, offering:

- A delightful countryside venue with an Orangery feel for visitors and locals from all walks of life to socialise in together.
- A spacious beer garden.
- A warm interior with year-round appeal.
- A family-friendly menu featuring great quality, locally sourced “pub classics” and Sunday lunches at affordable prices.
- A great range of premium lagers, cask and craft beers, wines and spirits.
- A programme of sociable events, including weekly quizzes, daily food promotions and acoustic music nights.

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Email your enquiry NOW, call us on 08085 94 95 96 or visit www.starpubs.co.uk

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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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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



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Schedule for The Feildens Arms

Bar Area

The bar area will be revamped and redecorated to create a comfortable, stylish space featuring trendy lighting and an abundance of greenery. Works will include:

- Refreshing hard floor finishes where required.
- Upgrading back bar fitting.
- Cleaning existing stone flooring.
- Reupholstering existing booths.
- Installing a new glazed screen with rustic timber posts and vinyl transfer.
- Adding a new planter containing artificial greenery.
- Cutting back fixed seating.
- Applying cladding made from reclaimed rustic timber to the front of the bar.
- Sanding and staining bar top.
- Fitting new LED lights under the bar top.
- Stripping out the existing overbar and replacing it with racks to store glasses.
- Installing new backfitting to the bar.

The Orangery

As the pub's focal point, the Orangery will be upgraded and expanded to create a stylish, eye-catching space with a large number of covers. Works will include:

- Extending the area.
- Installing new sliding access doors to the terrace.
- Fitting new timber flooring.
- Stripping out shelving above dado.
- Adding stylish new wall lights.
- Creating a feature wall trellis with artificial greenery.
- Increasing furniture to accommodate demand.
- Installing an eye-catching glazed roof lantern.

Dining and Function Areas

The large dining and function areas will be overhauled to make them more open, creating a more spacious look and increasing customer capacity. Works will include:

- Adding new booth seating.
- Laying new timber floor.
- Installing new sliding access doors to the terrace.
- Adding a new mat to the function area entrance.
- Cleaning existing timber flooring.
- Fitting pendant lights above booth seating areas.
- Relocating existing meters.
- Installing a rustic fireplace.
- Adding decorative timber logs to create a cosy atmosphere.

The Kitchen

A new kitchen layout will be implemented to support the licensee in expanding The Feildens Arms food offering to meet demand. Works will include:

- Laying new altro throughout.
- Adding new mats between the kitchen and dining areas.
- Installing new waiter displays to either side of the kitchen door.
- Removing the doors to the Orangery.

Toilets

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

Guest Rooms

All six en suite guest rooms will be fully renovated and redecorated, aligning with the venue's new look and feel, helping to unlock the potential of this part of the business.

External Areas

To capitalise on The Feildens Arms' prime location in the heart of The Ribble Valley, the external areas will be enhanced to attract locals and passing trade, including walkers, cyclists, runners, tourists and those on day trips. Works will include:

- Expanding the beer garden to increase outdoor covers.
- Constructing a new timber fence with high posts.
- Adding festoon lighting.
- Installing new resin floor to the terrace.
- Redecorating all external areas.
- Increasing external furniture.
- Creating a feature ceiling raft with artificial greenery.
- Implementing of new lit signage scheme to increase kerb appeal.
- Hanging floral displays outside the entrance.

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