

THE  
PLOUGH  
ON THE HILL

ALLERDEAN, BERWICK UPON TWEED, TD15 2TD



## ***The Business***

McEwan Fraser Legal are delighted to offer to the market an exceptionally rare business opportunity, which fits perfectly within the burgeoning Private Wedding Venue, and exclusive Corporate Venue marketplace. This magnificent former 16th century Coach House has been completely rebuilt to an incredible design standard. With capital investment in excess of £1.6m, this development just oozes quality, style and ultra cool refinement, and it's evident there's been a huge passion behind the vision to create a venue that is truly unique both inside and out.

The gorgeous design of the building itself, from the natural stonework to the pastel shades of the feather edge boards that grace the exterior facades, point to a real commitment to create something not only beautiful but also very special.



*“...This magnificent former 16th century Coach House has been completely rebuilt to an incredible design standard...”*





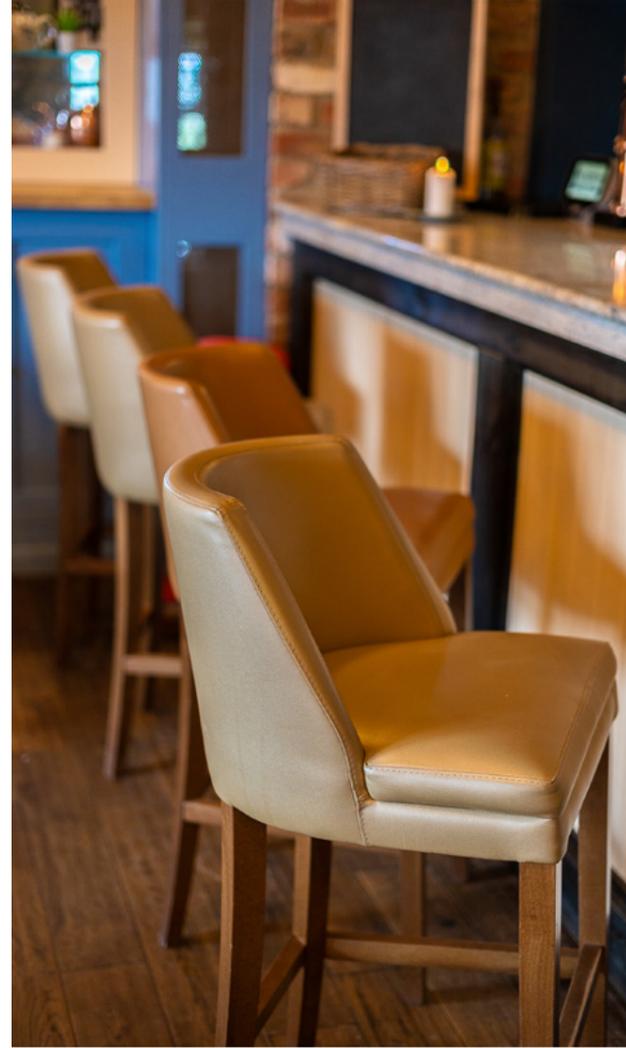
## ***The Business***

Internally the venue walls are lined with vintage Oak cladding, the bar countertops are fashioned from the finest Italian marble, while the stylish tables are hand crafted from 140 year Old French Oak, especially created to compliment the theme of the restaurant and bars. The gents and ladies rest rooms are adorned with beautiful solid slate tiles and Venetian bowl sinks, reflecting the commitment to a quality finish throughout. The state of the art kitchens have seen investment of £220k, creating a professional chefs dream cooking area. These kitchens have previously been used to create the finest dishes by renowned 'Masterchef' winner Gary Maclean.

The business has been designed and successfully run as a high quality Gastro Pub/Restaurant and holiday home rental business.







*“...the stylish tables are hand crafted from 140 year Old French Oak...”*





# Floor Plan



Approximate Dimensions  
(Taken from the widest point)

Dining Area 1	12.80m (42') x 4.79m (15'9")
Dining Area 2	6.20m (20'4") x 4.80m (15'9")
Dining Area 3	10.70m (35'1") x 4.90m (16'1")
Bar	4.26m (14') x 3.70m (12'2")
Kitchen	9.60m (31'6") x 5.80m (19'1")
Gents Toilet	3.60m (11'10") x 1.88m (6'2")
Ladies Toilet	4.30m (14'1") x 2.60m (8'6")
Office	2.50m (8'3") x 1.78m (5'10")
Cellar	4.20m (13'9") x 3.80m (12'5")

Extras (Included in the sale): Will be discussed at formal offer.

[VIRTUAL TOUR CAN BE VIEWED HERE](#)

[DRONE VIDEO CAN BE VIEWED HERE](#)





## ***The Lodges***

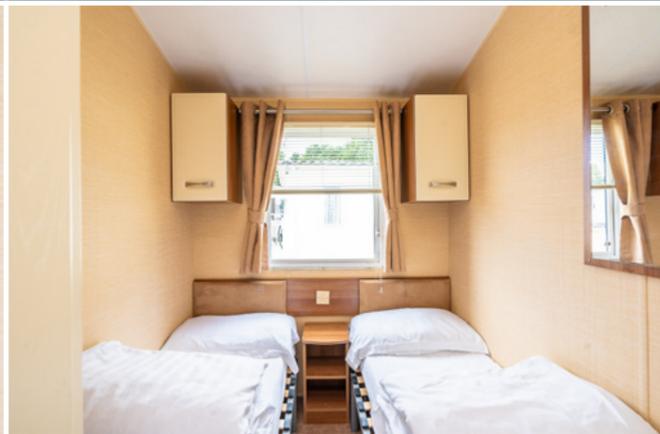
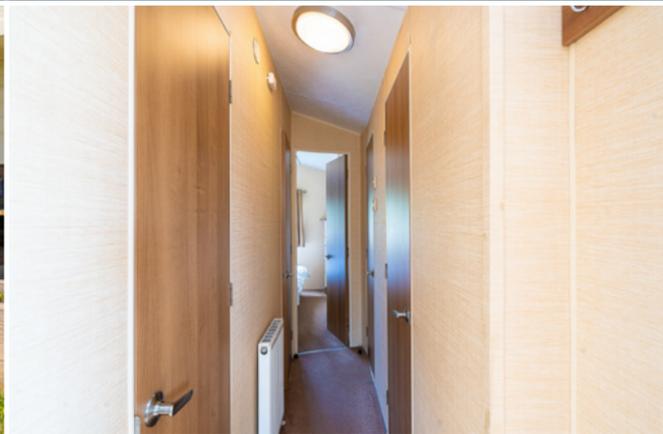
Included within the business are five luxury holiday lodges:

The Lindisfarne:	2 bed, 2 bathroom, sleeps 4
The Tweed:	2 bed, 2 bathroom, sleeps 6
The Cheviot:	3 bed, 2 bathroom, sleeps 8
The Hadrian:	3 bed, 2 bathroom, sleeps 6
The Halidon:	3 bed, 2 bathroom, sleeps 8

Each lodge alone can generate £40k/£50k per year, thereby creating an accommodation income of circa £200k plus.

The extensive grounds cater for a huge outside decked area overlooking the stunning Northumberland countryside, there's also a large paddock area with EV charging points and a children's outdoor activity area.













## ***The Business***

Given the staycation boom, the business offers tremendous potential to continue to run as a Gastro Pub/Restaurant with holiday accommodation combined. However a new owner may well decide to tap into the burgeoning Private Wedding Venue business and encourage those seeking an intimate venue with accommodation and designer food combined. Indeed, for the corporate market a venue such as this will prove extremely attractive, given it can also accommodate up to 32 guests with overnight accommodation.

The sky really is the limit for those with a vision and passion to market and run something completely unique, with the ROI returns being almost unlimited.

Early viewing is essential to appreciate the potential on offer with this unique business and property.







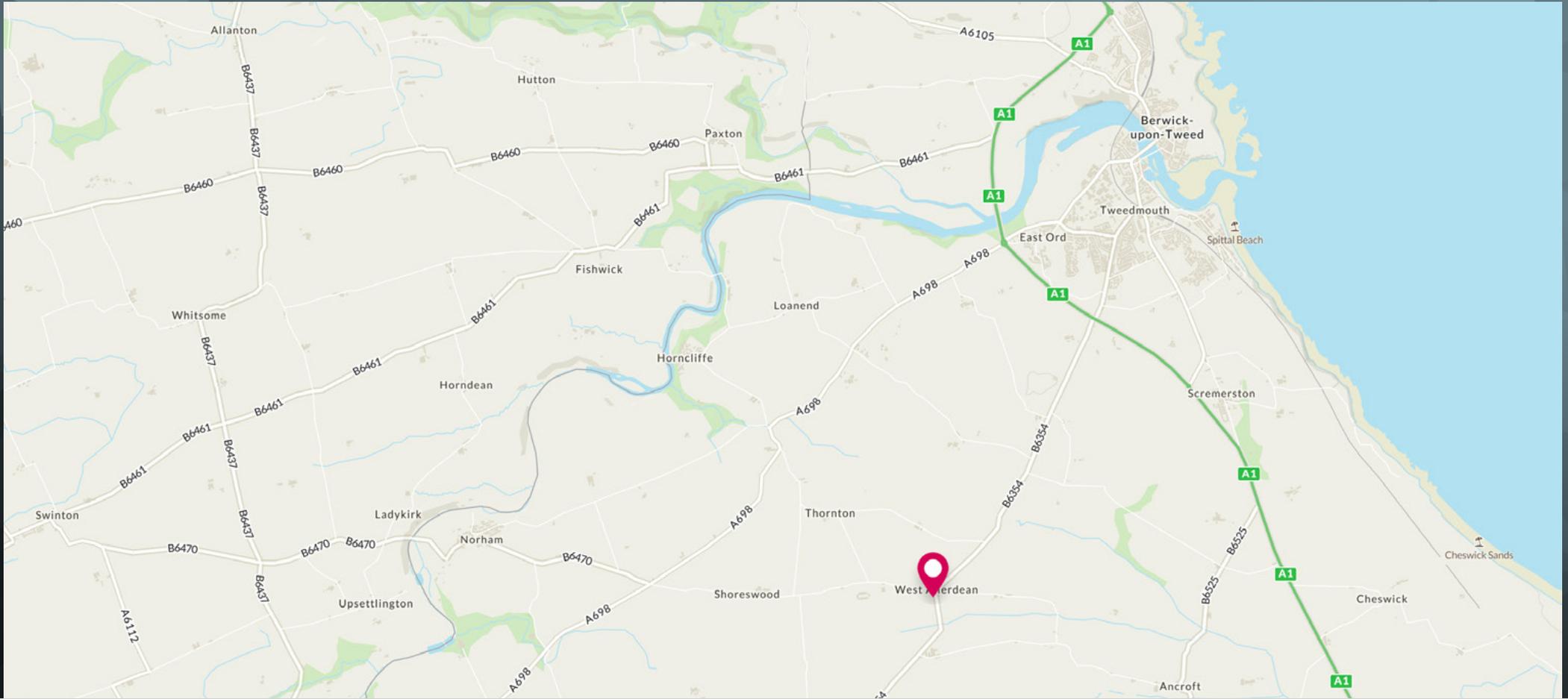
## ***The Location***

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The charming market town of Berwick upon Tweed has a comprehensive range of retail, educational and leisure facilities. More generally, North Northumberland and the Scottish Borders offer a wealth of leisure and recreational opportunities and there is a modern theatre and arts centre in Berwick itself. Famous for its magnificent sandy beaches and for the outdoor enthusiast offers sailing, sea fishing, and first-class diving. The area has a rich and colourful history illustrated by the coastal castles at Berwick upon Tweed, Holy Island, Bamburgh, and Dunstanburgh.

There are excellent links and inland golf courses, numerous coastal and country walks and many opportunities for field sports. The area is thriving and continues to attract holiday makers and visitors on a large scale.





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