

FREEHOLD FOR SALE – NESTON, CHESHIRE

**HINDERTON ARMS, CHESTER HIGH ROAD, NESTON, CHESHIRE, CH64 7TA**

- Beautiful pub located within affluent Wirral location
- Prominent position fronting busy crossroads
- Good local village and district catchment
- Total site area of just over one acre with 62 space car park

FREEHOLD WITH VACANT POSSESSION**GUIDE PRICE £1,250,000 (+VAT IF APPLICABLE)****SUBJECT TO CONTRACT** - Sole Selling Agent

COUNF319

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Location

The property fronts Chester High Road at its junction with Hinderton Road in the centre of a popular, affluent village setting. A 'little Waitrose' and Shell garage adjoins the pub. Neston Railway Station is circa 1 ¼ kilometre (¾ mile) to the west.

[Link to Street View](#)

Description

A well-presented, detached, two storey pub of traditional style with part stone elevations beneath a pitched slate style roof. Various extensions off the main building. The total plot size is circa 1.1 acres and includes a 62-space car park and trade garden.

Internally, the ground floor trading area is set out as a large pub/diner, partially divided into sections, with circa 180 covers. Function room to side. Large ground floor trade kitchen. Customer toilets. Staff changing rooms. The basement provides a cold beer store. The first floor comprises a 3-bedroom manager's flat plus separate bedsit.

Building Footprint 665 sq m (7,152 sq ft)

Site Area 4,508 sq m (1.114 acres)

Source: Nimbus Maps

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol from 10:00am until 1:00am every day.

Planning

The property is neither listed nor in a conservation area but lies within Greenbelt.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £52,000 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £1,250,000** - VAT may be payable in addition.

EPC - [Link to EPC - Energy Rating C](#)

Money Laundering

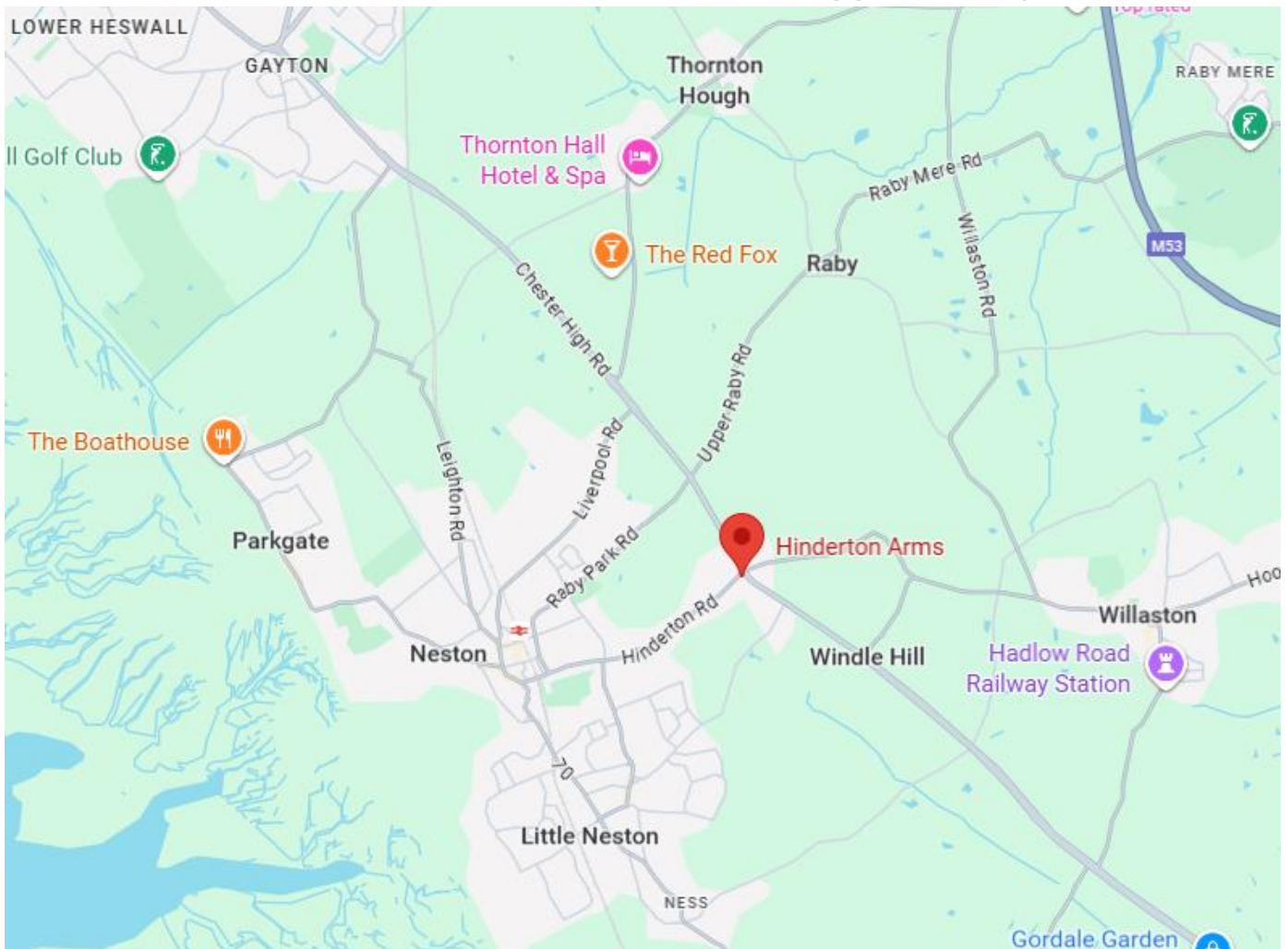
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance.

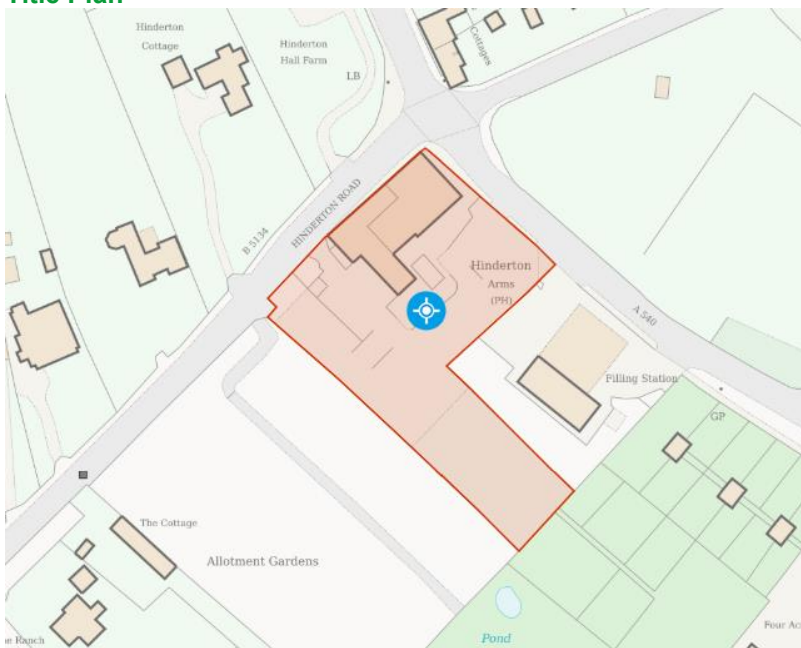
For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

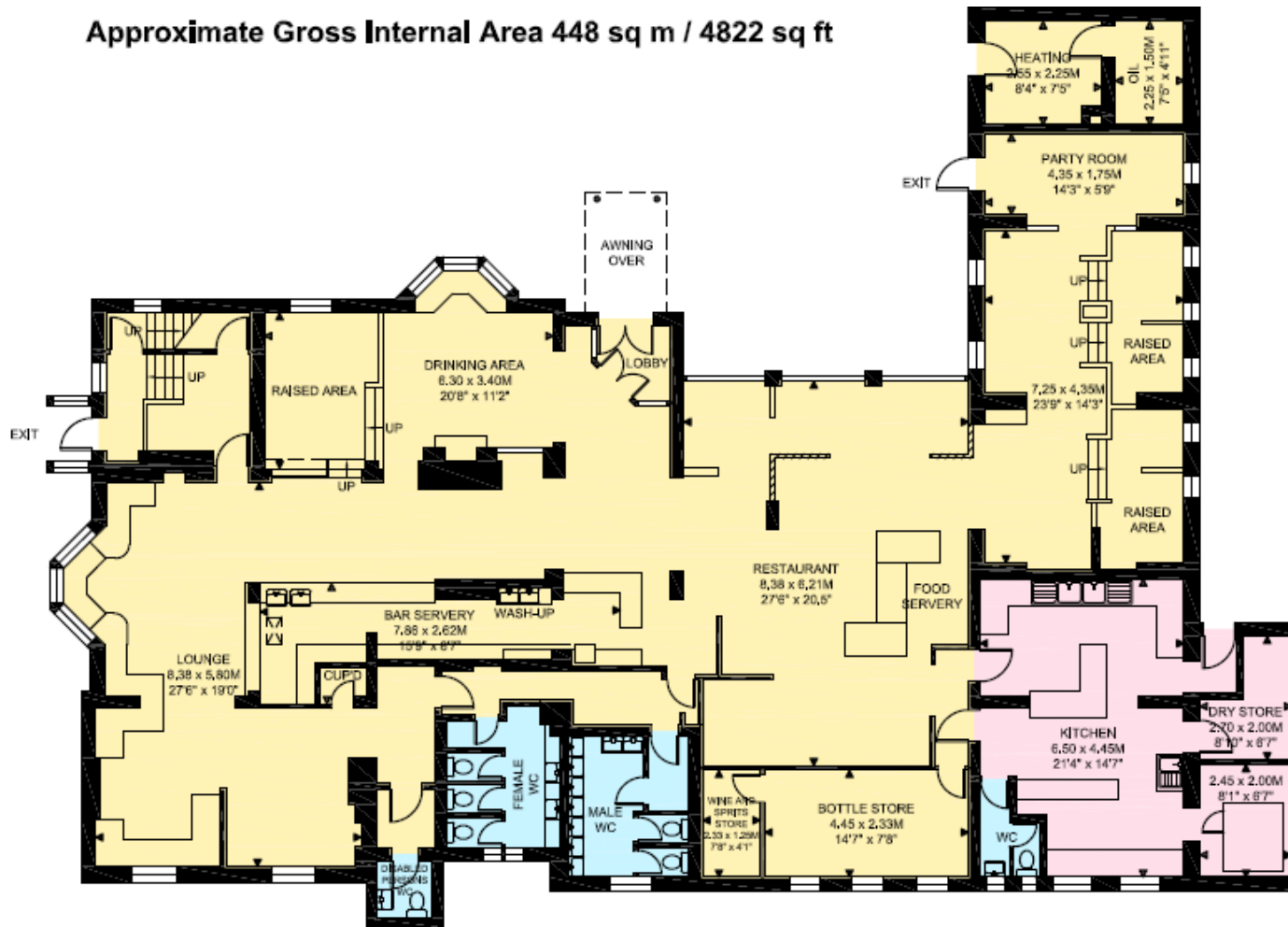
Title Plan



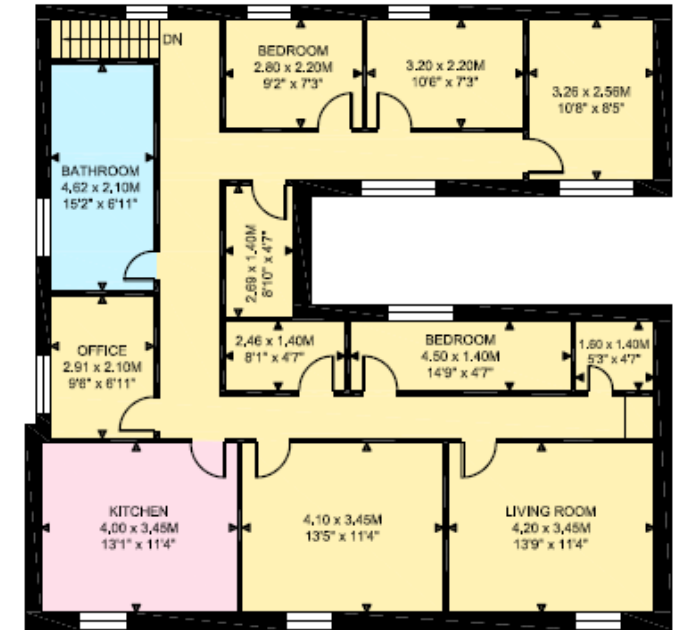
Nimbus Maps. Not to scale - Provided for indicative purposes.

FLOOR PLAN

Approximate Gross Internal Area 448 sq m / 4822 sq ft



Ground Floor
320.0 sq m / 3444 sq ft



First Floor
128.0 sq m / 1378 sq ft

