

FULLY FITTED PUB ON LARGE PLOT ORMSKIRK, LANCASHIRE



STANLEY GATE, ORMSKIRK ROAD, BICKERSTAFFE, ORMSKIRK, LANCASHIRE, L39 9EN

- Large pub on almost 1 ½ acre fronting prominent roadside position
- Extensive customer car parking available on site (70+ spaces)
- Outdoor trade patio with seating areas
- Total gross internal area of approx. 710 sq m (7,640 sq ft) (Source current EPC)

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE £650,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT - Sole Selling Agent

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Location

Situated on Ormskirk Road in Bickerstaffe, the Stanley Gate occupies a prominent roadside position approximately five kilometres (three miles) south-east of Ormskirk town centre. The pub benefits from a semi-rural setting, surrounded by open countryside and low-density housing, whilst remaining well connected to the surrounding towns and villages.

The site fronts Ormskirk Road at its junction with Liverpool Road and Lathorn Road and lies about one kilometre north west of Junction 3 of the M58. This provides convenient access to the wider regional motorway network and surrounding areas, including Liverpool, St Helens, Skelmersdale and West Lancashire. Its prominent roadside position provides good visibility and accessibility for both local and passing trade.

[Link to Street View](#)

Description

The property comprises a detached public house and restaurant over part two, part three storeys, in an attractive period style with pitched slate roof. Additional storage buildings/former stables. Extensive car parking including 76 marked vehicle spaces. Trade patio/garden. Additional unused land.

The trading area comprises a traditional bar and dining style to ground floor, with lots of exposed timber, partially divided into sections. Commercial kitchen.

First floor: Customer toilets flat; two bed staff accommodation. Managers office.

Second floor: Double bed plus storage.

Basement: Wines and spirits store, chilled bar store, boiler room.

According to the property's EPC, the approximate Gross Internal Area is:

GIA approx. 710 sq m (7,640 sq ft)

Nimbus measurements:

Building Footprint approx. 460sq m (4,970 sq ft)

Total Site Area approx. 1.442 acres or 5,755 sq m

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.

Licensing

Permitted to sell alcohol from 10:00am until midnight Sunday to Thursday and from 10:00am until 1:00am Friday and Saturday.

Planning

The property is not listed and not in a conservation area but just over half of the site lies within Greenbelt Land (63%).

Rating Assessment

Listed as 'Public House & Premises' with a rateable value of £35,500 from April 2026.

Services

The pub is connected to mains drainage and electricity with separate liquid gas tanks.

Basis of Sale

Freehold interest with vacant possession upon completion.

Guide price £650,000. VAT may be payable in addition.

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.

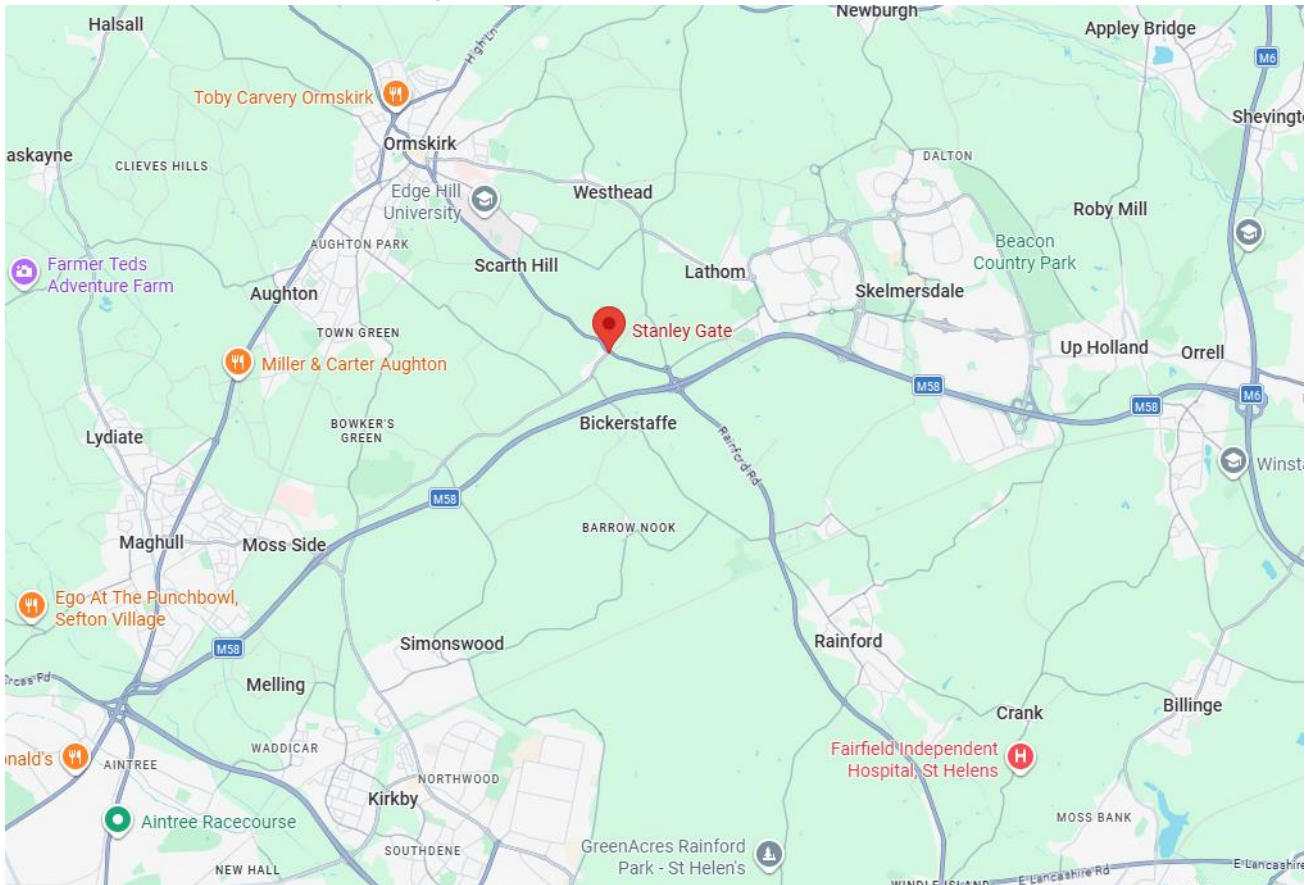
EPC

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

Further Information & Viewings

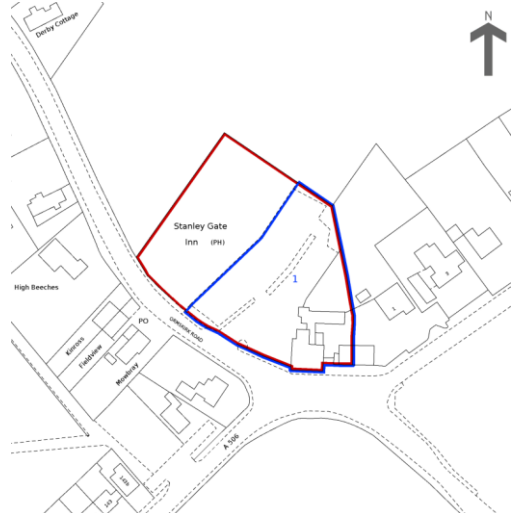
Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 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.

Site Plan



Source: HM Land Registry. Not to scale - Provided for indicative purposes.