



## The Wheatsheaf

Well Lane, Ness, Cheshire, CH64 4AP

Attractive Wirral Pub/Restaurant on 1.3 acres with development potential



## Key Features

- Affluent Wirral location with Chester, Heswall, Neston catchment
- Open plan trading areas for circa. 100 customers, catering kitchen, large 4 bedroom flat.
- Large car park, extensive external trading areas, site area 1.3 acres (Source Nimbus Maps).
- Opportunity to develop landmark pub with quality food offer.
- Currently closed and in need of refurbishment. Development potential STP.

## Location

The Wheatsheaf is located in the affluent village of Ness just to the south of the larger but equally pleasant and affluent village of Little Neston on the west peninsula of the Wirral. The property lies at the junction of Neston Road which is the main road through the village and leads to Little Neston with Well Lane forming the southern boundary to the site. Chester City centre lies 10 miles to the south east. The attractive nature of the surrounding area attracts visitors, walkers and cyclists as does Ness Botanic Gardens which lies on the edge of the village.

## Description

The property comprises a substantial mainly two storey brick building with part rendered elevations beneath a range of pitched slated roofs with various single storey extensions to the rear. The pub benefits from a car park providing circa 50 spaces. and an extensive beer garden with picnic tables. The footprint of the building extends to approximately 5160sf and the site area is 1.3 acres (Source Nimbus Maps).

[Google Street View](#)

[View Virtual Tour](#)

## Accommodation

**Ground Floor:** Internally the trading areas are accessed from the front entrance lobby and are laid out in an open plan format with single bar counter, two seating areas to the front with part parquet floor, part carpeted, both with fireplaces and wood burners, further seating areas opposite and at the end of the servery. Rear trading area with adjoining patio doors to the beer garden. In total the trading area would have provided seating for in excess of 100 customers.

Back of house includes the customer lavatories and catering kitchen, with adjoining wash up and prep areas. A staff entrance from a side lobby leads to the hallway with stairs to the first floor accommodation and to the basement beer cellar.

**First Floor:** The large manager's flat is at first floor to include large central hallway, lounge with adjoining kitchenette, 4 bedrooms, bathroom, former pantry and fire exit to the side.

**Basement:** Beer cellar with drop, boiler and stores.

**Outside:** The property has extensive grounds to include an extensive beer garden with picnic sets, astro patio area and small servery area to the garden.

## Tenure

The property is held freehold and will be made available with the benefit of vacant possession. The property has been listed as an Asset of Community Value.

## Services

All mains services are connected.

## Licences

The Premises Licence permits the sale of alcohol 10am to 11.30pm on Sunday to Thursday and 10am to 00.30am on Friday and Saturday.

## Town and Country Planning

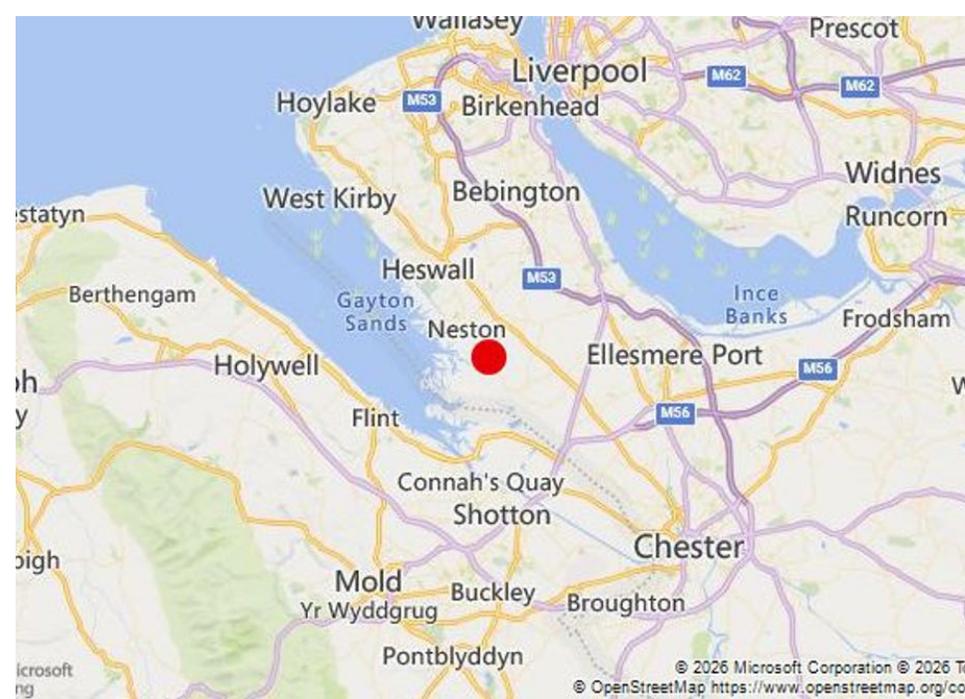
The property is not listed but lies within Ness Conservation Area.

## Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

## Stock in Trade

There is no stock in trade to be purchased.





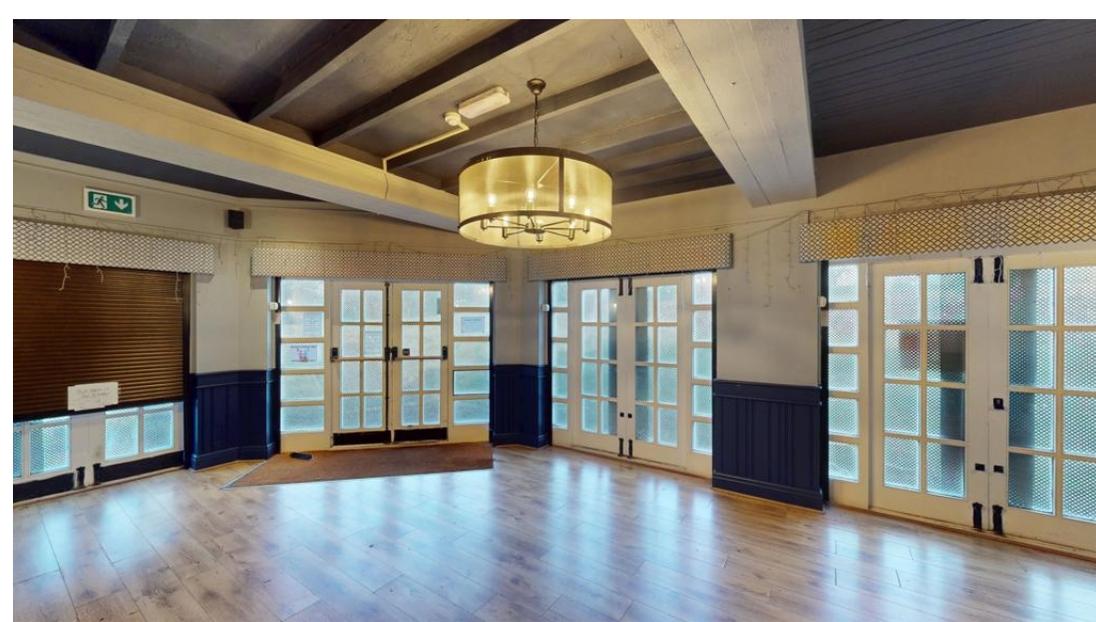
**The Wheatsheaf** Well Lane, Ness, Cheshire, CH64 4AP For Sale Freehold £1,000,000





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### **Business Rates**

The Rateable Value is £26,000 with effect from April 2026

### **EPC**

An EPC will be made available to inspect. The property has an EPC rating of Band C.

### **Terms**

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

### **Money Laundering**

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Matthew Phillips**

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