



HOLLY BUSH

Warrington Road, Little Leigh, CW8 4QY

FREEHOLD: £500,000 | REF: 5652122

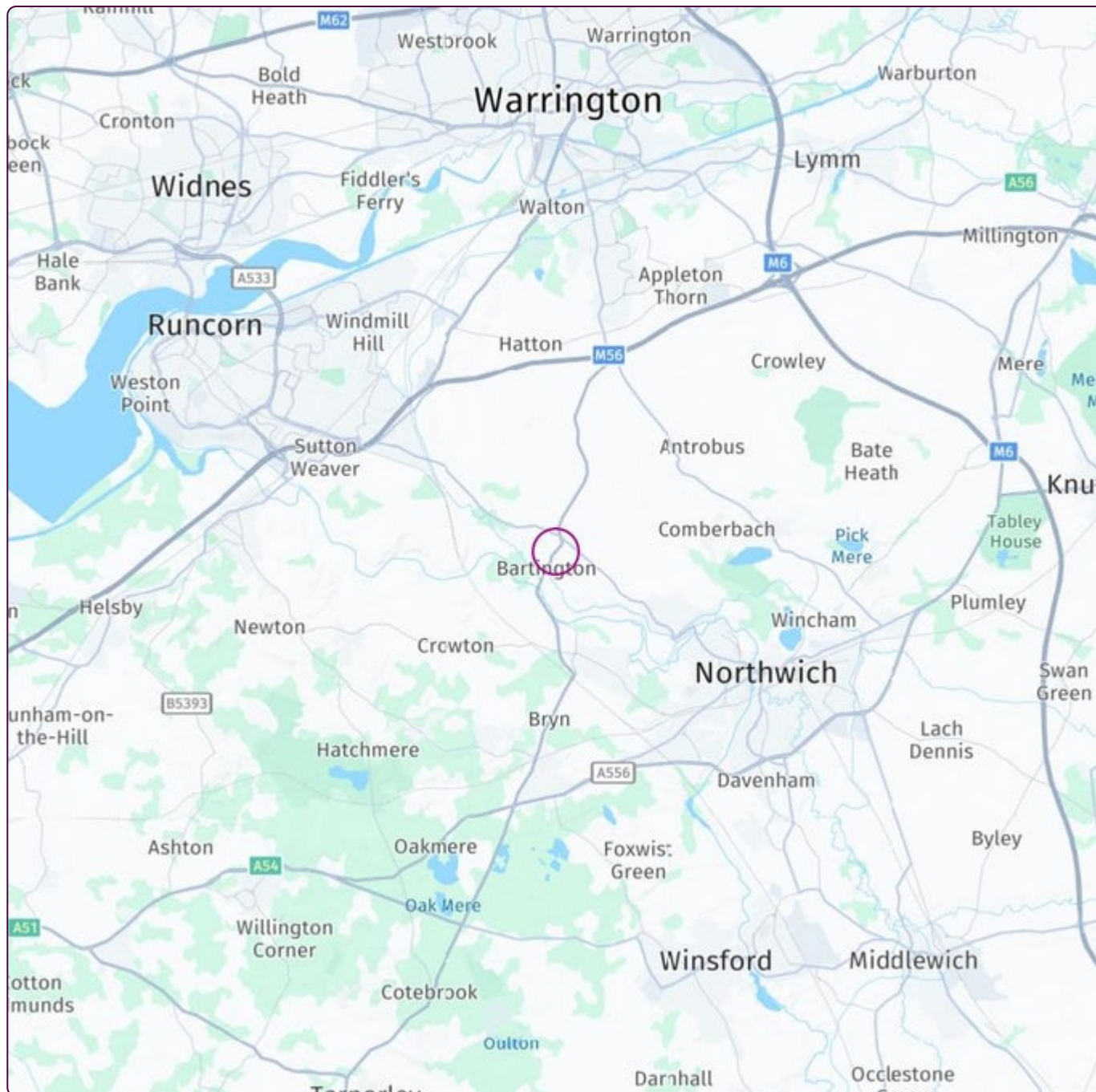
KEY HIGHLIGHTS

- Former Public House & Restaurant
- Self-contained 3 Bedroom Flat
- Ground Floor c.230 sq metres
- First Floor c.103 sq.metres
- Many Characterful Features
- Extensive Lawned Gardens | Energy Rating D

LOCATION

The Holly Bush, Little Leigh, Northwich is located in the village of Little Leigh, approximately three miles north-west of Northwich, in the county of Cheshire. Little Leigh is an attractive rural village with a population of approximately 540-570 residents, offering a predominantly residential environment characterised by quality housing, farmland and open countryside.

The property benefits from excellent road links, being situated close to the A533 and within easy reach of the A49 and M56 motorway, providing convenient access to Northwich, Warrington, Chester, Liverpool and Manchester. Public transport is available via local bus services connecting Little Leigh with Northwich and surrounding villages. Northwich is strategically positioned within the North West of England and is well connected to major cities, lying approximately 19 miles south of Manchester, 22 miles south-east of Liverpool, 18 miles east of Chester and 15 miles south of Warrington, making the area readily accessible by both road and rail.





DESCRIPTION

17th Century former public house & restaurant of Cheshire brick part rendered elevations beneath a part thatched multi-pitched roofline set upon lawned gardens extending to approximately c.0.3 acres.

The former Holly Bush, Little Leigh, Northwich is a substantial former public house occupying a prominent position within the desirable Cheshire village of Little Leigh. Set within an attractive rural and predominantly residential location, the property benefits from a peaceful countryside setting while remaining close to Northwich and the wider Cheshire road network. Rich in character and local heritage, the former Holly Bush presents a versatile opportunity for redevelopment or alternative use, subject to the necessary consents, including potential residential conversion or the re-establishment of a hospitality offering. Its village location, accessibility and surrounding affluent catchment make it a property with considerable future potential.

The thatched roof was replaced in 2024.

GROUND FLOOR

Total Gross Internal Area 230 square metres, which includes:

- Entrance Porch
- Corner mounted bar servery
- Snug and Public Bar
- 4 sectional dining restaurant
- Former kitchen area
- Customer WC's

OTHER FLOORS

First floor 103 square metres, which includes.

- Landing
- Lounge
- Private kitchen
- 2 double/1 single bedrooms
- Private Bathroom
- Small utility room

FIXTURES & FITTINGS

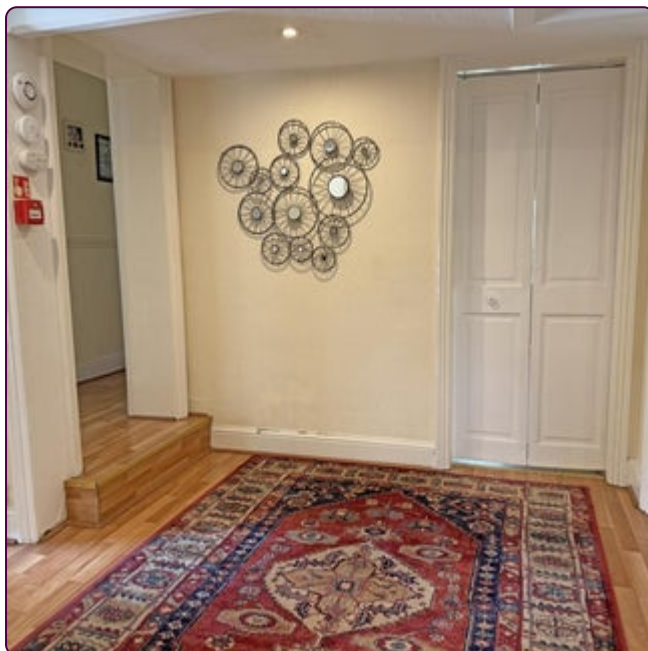
No fixtures and fittings are included within the sale.





THE OPPORTUNITY

An attractive village public house occupying a prominent position within the sought-after rural location of Little Leigh, near Northwich. The property offers significant potential for a variety of future uses, subject to obtaining the necessary planning consents.



EXTERNAL DETAILS

Small Patio.

Extensive and Private gardens laid predominantly to lawn with shrub borders extending to approximately c.0.3acres

OWNER'S ACCOMMODATION

As first floor

OTHER PROPERTY

Attached single storey outbuilding with WC
Cellar.

DEVELOPMENT POTENTIAL

Potential for residential conversion subject to consent.



TRADING INFORMATION

No trading information available due to the business being closed.

TENURE

Freehold

BUSINESS RATES

Currently exempt.

COUNCIL TAX

The residential accommodation above is separately assessed for Council Tax Band B.







DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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