

**WILD BOAR HOTEL,
WHITCHURCH ROAD, BEESTON,
NR. TARPORLEY,
CHESHIRE,
CW6 9NW.**



**Lambert
Smith
Hampton**

Wright Marshall

**THE WILD BOAR,
BEESTON, NR. TARPORLEY, CHESHIRE, CW6 9NW.**

For Sale Freehold

Iconic Grade II Listed Hotel. Located approximately 3 miles south of Tarporley, Cheshire.

- **38 bedrooms with En-Suite Bathrooms**
- **Function Rooms**
- **Bar & Restaurant**
- **Wedding Venue**
- **Beauty Spa**
- **Staff accommodation**
- **Potential for re-development (subject to planning)**
- **In need of restoration and improvement**

Site area extending to circa 2.98 acres (1.206 hectares)

Unconditional offers invited

JOINT AGENTS

**Wright Marshall Ltd
63, High Street,
Tarporley,
Cheshire, CW6 0DR.
Tel : 01829 731300**

**Lambert Smith Hampton,
Interchange Place,
Edmund Street,
Birmingham, B3 2TA
Tel : 0121 236 2066**

HISTORY

The Wild Boar Hotel, formerly known as Beeston Towers, was built in 1886 for John Naylor, a timber merchant from Warrington.

The original building has been surrounded with additional extensions over the years, but the splendour of the past still remains. The centre section was the first to be erected and consisted of a number of rooms with a small Ballroom on the second floor looking out over the Cheshire plain. Some of the many interesting features of the building include a number of Gargoyles which still ward off Evil Spirits today, as well as two wood carvings of the Brothers which depict how they saw each other, (these can be found opposite each other on pillars in the Penthouse).

GRADE II LISTING

C1895

This originated as a country house named Beeston Towers, which was timber-framed with jettied. Repeated additions and alterations were made during the 20th century in rendered brick. The building was used at one time as a school, and later converted into a public house, restaurant and hotel. It is a complex building, with features including much decorative timber-work, a tower, a lantern, and an octagonal belvedere. Some windows are mullioned or mullioned and transomed, and others are oriel windows.

LOCATION

The location of the Wild Boar is of particular strategic merit being just 3 miles from the centre of Tarporley, 12 miles from Chester, 31 miles from Liverpool and 38 miles from Manchester. There are Intercity rail services at Crewe and Chester with direct lines to London Euston. Liverpool and Manchester International Airports are approximately 30 miles away. The A49 road provides excellent links to the surrounding centres of trade and commerce including the M53, M56 and M6 motorways.

The village of Bunbury is approximately 2.5 miles away with its own general store, butcher, farm store, two public houses and a beautiful church. Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, banks, fashion boutiques, cafes, restaurants, veterinary practice, public houses and also has the benefit of a Doctors Surgery and several Churches.

Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals, Beeston Market and within only ten minutes drive is the picturesque Delamere Forest.

TENANCY

Part of the property is occupied by a Beauty Spa trading as 'Sensoria Limited'. A copy of the lease is available in the property information sale pack.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

We understand that the current business rate assessment is £56,000.

TERMS

Unconditional offers are requested for the freehold interest, subject to contract.

TENURE

We understand that the property is held freehold with Land Registry Title number CH277236.

PLANNING

We understand that the property has planning consent for hotel use (C1). The property has an extensive planning history. Interested parties should make enquiries from the Cheshire West and Chester Planning Department.

SERVICES

The property is connected to mains electricity, gas and water.

EPC

The property has an EPC rating of 'D' 79. A copy is available.

VIEWING AND FURTHER INFORMATION

A property information sale pack will be available for interested parties. Viewing via the Agents' Tarporley office on 01829 731300 (Ref : Robert Ikin – robertikin@wrightmarshall.co.uk) or via Lambert Smith Hampton on 0121 236 2066 (Ref : Richard Lingen – rlingen@ish.co.uk).

AGENTS NOTE REGARDING THE FLOOR PLANS

Total area is approximately 24,000 ft.².

Two small buildings on the field side of the site have not been measured due to access not being available due to their condition. They are available for external inspection on site but should be entered with care.



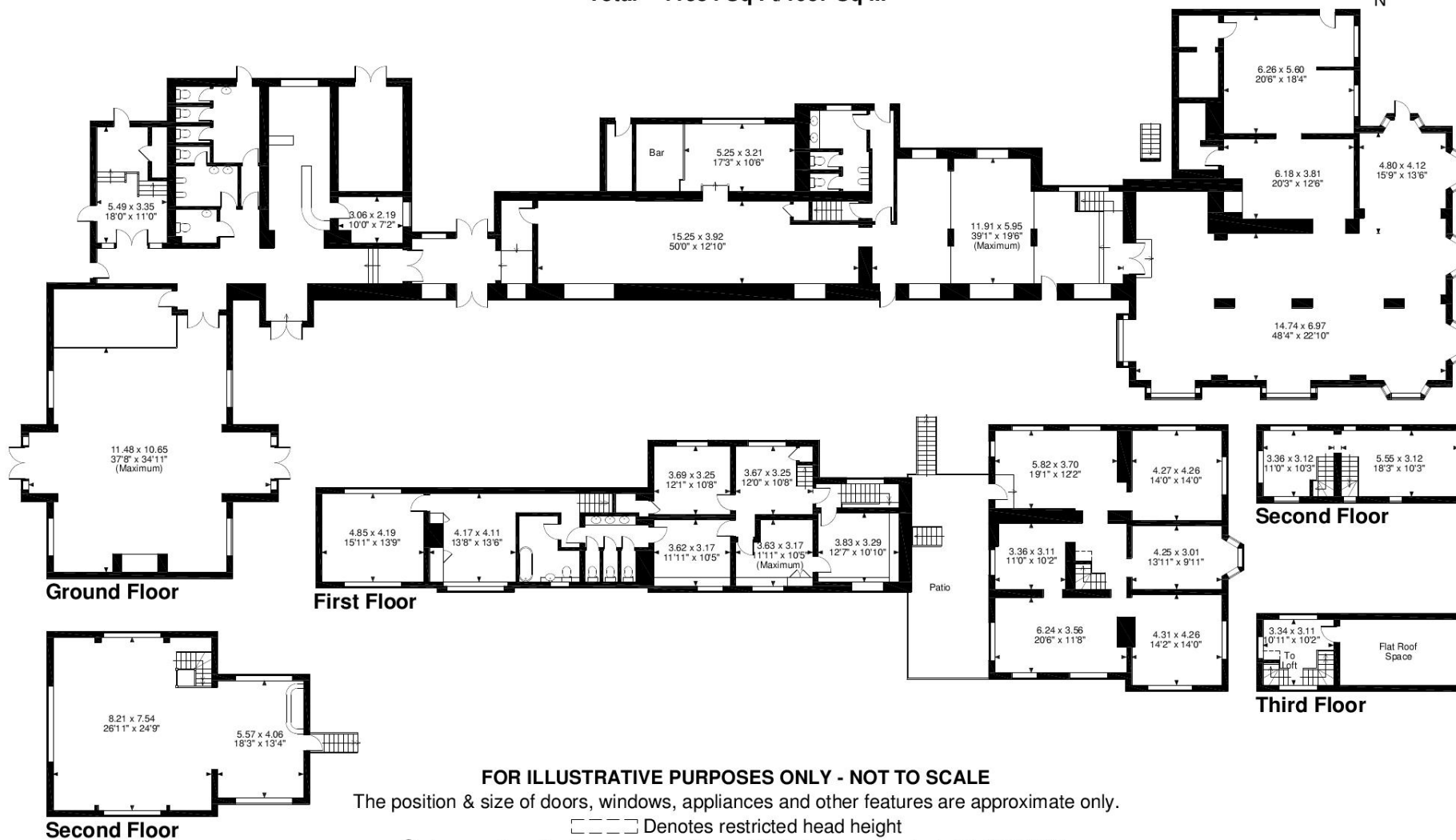
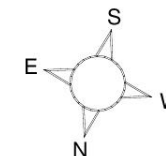
Wild Boar Hotel, Whitchurch Road, Beeston, Tarpорley

Approximate Gross Internal Area

Main House = 11177 Sq Ft/1038 Sq M

External Rooms = 207 Sq Ft/19 Sq M

Total = 11384 Sq Ft/1057 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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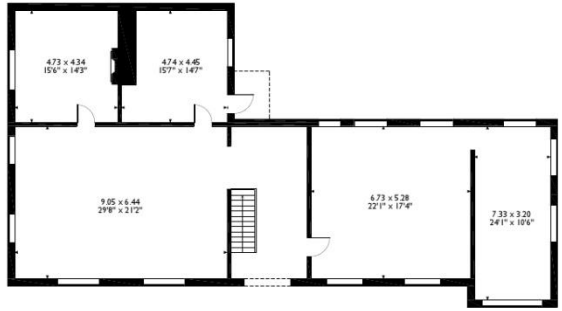
Wild Boar Hotel, Whitchurch Road, Beeston, Tarpoley
 Approximate Gross Internal Area
 1204 Sq M/12959 Sq Ft



Second Floor



First Floor



Ground Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



