

# Cavendish

ESTATE AGENTS

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## The Royal Oak, High Street

Bangor-On-Dee,  
LL13 0BU

**Plus VAT**  
**£700,000**

\* FREEHOLD PUB/RESTAURANT LOCATED IN THE PICTURESQUE VILLAGE OF BANGOR-ON-DEE \* IDYLIC POSITION ON THE BANKS OF THE RIVER DEE \* CONSERVATION AREA. The Royal Oak has been a licensed pub for many years and occupies a commanding position adjacent to the river Dee, and opposite the church, in the historic village of Bangor on Dee. The family owned pub with a bar and restaurant area is supplemented by a garden with covered outdoor seating areas, a small paddock, and a large car park. At the first and second floor level there is a three bedroom manager's/owner's self-contained flat. The property occupies a large plot extending to approximately 0.74 Acre. This is a fantastic opportunity to acquire a Freehold Public House in a stunning setting. No direct approach to be made to the business, please direct all communications through Cavendish Estate Agents.

## LOCATION



Bangor-on-Dee is a sought after village located next to the River Dee and is home to the well known race course on the outskirts of the village. The village is centred around the historic St Dunawd's Church and there is a small range of amenities within the village serving daily needs. Further afield are the thriving commercial centres of Wrexham, Chester and Liverpool.

## APPROXIMATE DISTANCES

Wrexham 5 miles, Malpas 7 miles, Ruabon 7 miles. Whitchurch 11 miles, Oswestry 16 miles, Chester 18 miles,  
(Source RAC Route Planner)



## THE ROYAL OAK



## THE ACCOMMODATION COMPRISES:

### ENTRANCE VESTIBULE

Wooden panelled entrance door, and glazed door to the bar.

### BAR

11.91m x 4.50m (39'1" x 14'9")



Large bar area with slate tiled floor, recessed ceiling spotlights, three leaded windows enjoying views towards the church, three double radiators, and decorative chimney breast with stone fireplace and raised hearth.



### DINING AREA ONE

4.45m x 4.42m (14'7" x 14'6")



Leaded window overlooking the front with views towards the church and leaded window to the side with views towards the bridge, beamed ceiling, two double radiator with thermostats, and wooden panelling.

### DINING AREA TWO

7.87m x 5.08m overall (25'10" x 16'8" overall)



Beautiful beamed ceiling, slate tiled floor and fitted carpet, fitted bench seat, two double radiators with thermostats, door with staircase leading up to the first floor with built-in understairs storage cupboard and light point, and two sets of French doors to outside. Double opening doors to the rear vestibule and opening TOP hall area.

### REAR VESTIBULE

Door with staircase to the first floor,

### HALL AREA

Slate tiled floor, exposed beams, wall light point, double radiator with thermostat. Door to the Gents and Ladies WC's, door to a separate disabled WC and steps with passageway and door leading through to the kitchen.

### KITCHEN

Working kitchen with three store rooms off and a door to outside.

### GENTS WC

Three urinals, separate low level WC, pedestal wash hand basin, tiled walls, tiled floor, single radiator with thermostat, and obscured glass window.

### LADIES WC

Two separate WCs and fitted worktop with two inset wash hand basins and storage unit beneath, part-tiled walls, recessed ceiling spotlights, extractor, and single radiator with thermostat.

## DISABLED TOILET

2.36m x 1.37m (7'9" x 4'6")

Low level WC and wall mounted wash hand basin with mixer tap, wet flooring, emergency pull cord, baby changing unit and single radiator with thermostat.

## FIRST FLOOR LANDING

Sash window to rear, and telephone point. Doors to the bedroom two, and hallway.

## BEDROOM ONE

4.72m x 4.65m (15'6" x 15'3")

Bay window overlooking the front and window to side with views towards the bridge, double radiator with thermostat, fluorescent strip light, exposed wooden floorboards.

## HALLWAY

Single radiator, and ceiling light point. Doors to the kitchen, bedroom two and the inner landing.

## KITCHEN

3.45m x 2.97m (11'4" x 9'9")

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob, and built-in electric fan assisted oven and grill. Wall tiling to work surface areas, wall cupboard housing Eco Compact combination condensing gas fired central heating boiler, plumbing and space for washing machine and dishwasher, fluorescent strip light, double radiator with thermostat, vinyl slate effect flooring, and sash window to rear.

## BEDROOM TWO

4.62m x 3.43m (15'2" x 11'3")

Ceiling light point, single radiator, and bay window with views towards the church at the front.

## INNER LANDING

Single radiator, cupboard housing the electric meter, window overlooking the front with views towards the church, ceiling light point, thermostatic heating controls, and spindled staircase to the second floor. Door to the living room and dressing area.

## LIVING ROOM

5.31m into recess x 4.67m (17'5" into recess x 15'4")



Two windows overlooking the front with views towards the church, chimney breast with period cast-iron fireplace and built-in storage cupboards with display shelving above to each recess, beamed ceiling with ceiling light point, wall light point, and double radiator with thermostat.

## DRESSING AREA

4.34m max x 1.91m (14'3" max x 6'3")

Ceiling light point, and fitted cupboard. Doors to the bathroom and separate WC.

## BATHROOM

2.95m x 1.70m (9'8" x 5'7")

Panelled bath with Triton electric shower over and pedestal wash hand basin. Single radiator with thermostat, vinyl floor covering, ceiling light point, and obscured glass sash window.

## SEPARATE WC

1.65m x 0.91m (5'5" x 3')

Low level WC, ceiling light point, vinyl floor covering, and obscured glass window.

## SECOND FLOOR LANDING

Ceiling light point, and spindled balustrade. Door to dressing area.

## DRESSING AREA

4.72m x 2.57m (15'6" x 8'5")

Window overlooking the rear, and ceiling light point. Doorway to bedroom three.

## BEDROOM THREE

4.72m x 2.69m (15'6" x 8'10")

Window to rear, and ceiling light point.

OUTSIDE



The property occupies a prominent position within the village of Bangor-on-Dee opposite the church and next to the stone bridge over the river Dee. To the rear there is plenty of outdoor and covered seating areas an, extensive car park, small paddock and brick-built boat house.



## CAR PARK



## SMALL PADDOCK



## TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## AGENT'S NOTES

- \* The property is located in the Bangor-on-Dee conservation area.
- \* The asking price is to include fixtures, fittings and goodwill, and that stock will be at valuation in addition.

\* We are advised that mains gas, electricity, water and drainage are connected.

\* The asking price is £700,000 plus VAT.

#### RATING ASSESSMENT

Current rateable value (1 April 2023 to present)

£24,400.

Interested parties should make their own enquiries with the Wrexham Local Authority.

#### DIRECTIONS

From Wrexham proceed out on the Kings' Mill Road through Marchwiell and Cross Lanes and along the Bangor Road (A525). Then take the turning left and proceed over the bridge into Bangor-on-Dee. The Royal Oak will then be found ahead of you, opposite the village church.

#### ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

#### EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

#### PRIORITY INVESTOR CLUB

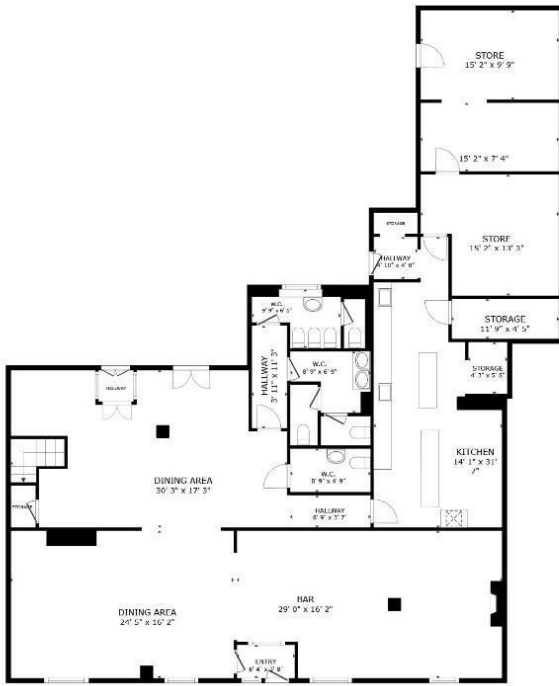
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or [david.adams@cavendishrentals.co.uk](mailto:david.adams@cavendishrentals.co.uk)

#### VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

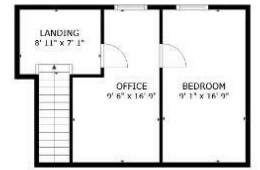
PS/PMW



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 2,592 sq.ft. FLOOR 2 1,316 sq.ft. FLOOR 3 393 sq.ft.  
 TOTAL : 4,301 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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