

SARACENS HEAD

PADDOCK LANE, WARBURTON, LYMM, WA13 9TH

FREEHOLD OR FREE OF TIE RENTAL OFFERS INVITED





SARACENS HEAD

Wild of Scours
Soft Play & Coffee Shop
Bacon & Beans
10.00
11.00

SARACENS HEAD
Fresh locally sourced food
Quality ales and wines
Children's Playroom
Find us on

HIGHLIGHTS INCLUDE:

- Large Detached Public House
- Ground Floor Trading Accommodation
- First Floor Living Accommodation
- Play Barn, Beer Garden and Car Parking
- Fronting the A6144 in Greater Manchester
- The Site Extends to 3.3 Acres
- Freehold Offers over £850,000 +VAT
- Free of Tie Rental Offers Invited

LOCATION

The Property is located fronting the A6144 in the village of Warburton, Greater Manchester.

Warburton lies south of the River Mersey, in the Metropolitan Borough of Trafford, two miles southwest of Lymm and 12 miles north east of Manchester city centre.

The immediate locality is semi-rural in nature, being in the Green Belt, with the Property surrounded by agricultural land.

DESCRIPTION

The Property comprises a detached two storey public house of brick elevations, set beneath a pitched slate and tile covered roof. To the side and rear there are single storey extensions, beneath a variety of pitched and flats roofs.

Externally there are two outbuildings, one providing a children's play barn, the other storage. To the front there is a beer patio and to the side is a large beer garden with further play areas. The car park to the rear is extensive, with approximately 120 spaces.

Overall the site extends to 3.3 acres.



ACCOMMODATION

The ground floor trading accommodation is over split levels, with a lounge to the bar servery and dining for approximately 100 covers to the side.

Public bar with games area to the lower level trading area to the side extension. The trading area is furnished with both fixed and free standing tables and chairs. To the rear there is a catering kitchen with prep room and storage.

Beer cellar with stores to the basement.

The first floor is private living accommodation providing three bedrooms, lounge, kitchen, office and reception area.

TENURE

The Property is held freehold on title number GM852664.

TERMS

Freehold Offers over £850,000 +VAT or Free of Tie Rental Offers invited on terms to be negotiated.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £52,750.

PLANNING

The Property is not Listed nor located within a Conservation Area, however is with the Green Belt.



LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

SERVICES

We are verbally advised that all mains services are connected to the Property.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

EPC

The Property has an EPC rating of C-75.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction. The sale is conditional on a Joint Capital Allowance election being made to HMRC by the Seller and Buyer on completion.



MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers/ tenants. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

CONTACT

Jeff Wraith

07825 626 666

jeff.wraith@savills.com

James Faulkner

07974 034 352

james.faulkner@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | January 2026



savills