

**Thursday, 04 June 2026**

**RE: Former Dick Turpin, Arterial Road, Wickford, SS12 9HZ**

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Wednesday, 17 June 2026**.

The following information will be required if you wish to submit a freehold offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation, subject to planning etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

**In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.**

*Please note that our client is not obliged to accept the highest offer or indeed any offer.*

## FREEHOLD FOR SALE – GUIDE PRICE:£950,000 + VAT

**\*\*\*UNCONDITIONAL OFFERS SOUGHT\*\*\***

**FORMER DICK TURPIN, ARTERIAL ROAD, WICKFORD, ESSEX,  
SS12 9HZ**



- Substantial two storey detached roadside licensed pub restaurant located around 2 miles south of Wickford town centre
- Prominent position fronting the A127 with a daily traffic flow of around 54,000 vehicles
- Extensive internal trading areas which can accommodate around 175 covers
- The property will appeal to restaurateurs, developers, builders and investors
- Alternate use potential, subject to obtaining the necessary consents
- Site area of 1.28 acres

## Location

Wickford is a town and civil parish in the county of Essex and is located approximately 34 miles east of Central London with a population of around 33,500 residents. It falls within the Borough of Basildon with the original town of Basildon, Billericay, Laindon and Pitsea. It has strong transport links with road and rail connections into Central London. It takes approximately 38 minutes by train from Wickford railway station to London Liverpool Street.

The former Dick Turpin fronts the A127 and benefits from a return frontage onto Cranfield Park Road. It is a prominent roadside licensed pub restaurant located around 2 miles south of Wickford town centre and is situated on a busy arterial route with daily traffic flows in excess of 54,000. The surrounding area comprises of a mix of commercial and residential uses including a number of car dealerships, caravan parks, garden centre, residential dwellings and rolling countryside.

## Property Description

The former Dick Turpin is a substantial two storey detached property of brick construction with painted and rendered elevations beneath a number of pitched and hipped tiled roofs with additions to the sides and rear of the property.

## Accommodation

The ground floor internal trading areas comprise of a central servery, a large dining area to the right hand side of the bar with a carvery station, a large dining area to the left hand side of the bar and an indoor children's play area. The property can accommodate around 175 covers.

Ancillary trade areas include two sets of customer WC's (including disabled), beer store, office, staff room and WC, large catering kitchen with a wash up area and a number of storage areas.

The private accommodation is situated on the first floor of the property and includes a manager's flat and separate staff accommodation. It consists of two bedrooms, laundry room, two bathrooms and a lounge.

Externally, there is a large seating area to the front and side of the property, children's play area, large rear yard area (which includes staff car parking), garage, bin storage and a substantial car park to the front and side for around 86 vehicles.

An electricity sub-station is included within the plot but it does not form part of the demise. This is shown for guidance purposes on the Title Plan included on page 5 and is marked in blue.

The property's total GIA is circa 8,065 sq ft and it sits on a plot size amounting to around 1.28 acres.

## Tenure

Freehold. The property is held under Title Number EX205134 and the Title Plan is included on page 5. Our client is seeking unconditional cash offers, however conditional offers may be considered.

## Planning & Development

The property has a current existing use as a restaurant within Class E "Commercial, Business and Service".

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area, although is located within the greenbelt. For further information please contact the local authority.

## Services

We understand the property is connected to mains gas and electricity and drainage is served by way of a septic tank but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

The licensing hours permit the sale of alcohol as follows:

Sunday to Wednesday from 10:00am until midnight.

Thursday to Saturday from 10:00am until 01.00am.

## Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £45,250 with effect from 1st April 2026. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is applicable.

## EPC

The property has an EPC rating of Band D. A copy is available upon request.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries

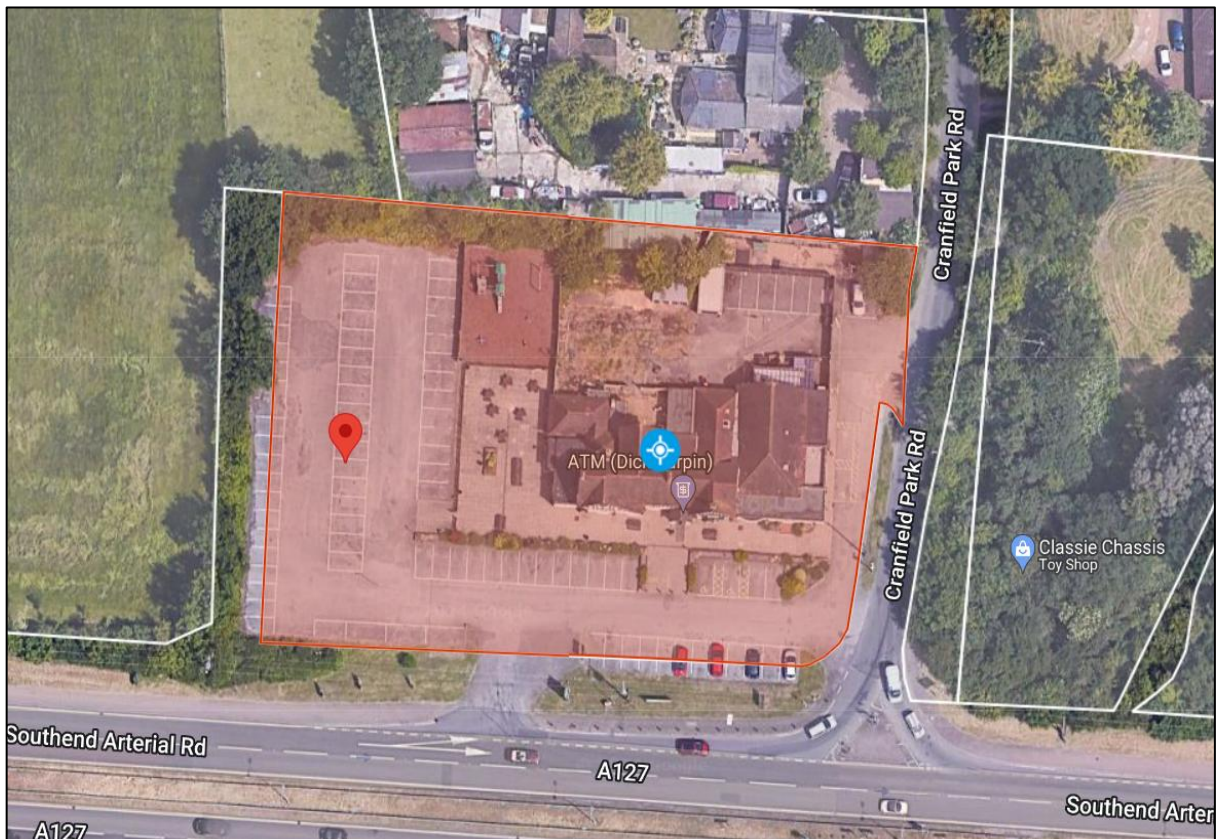


Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtsccommercial.co.uk

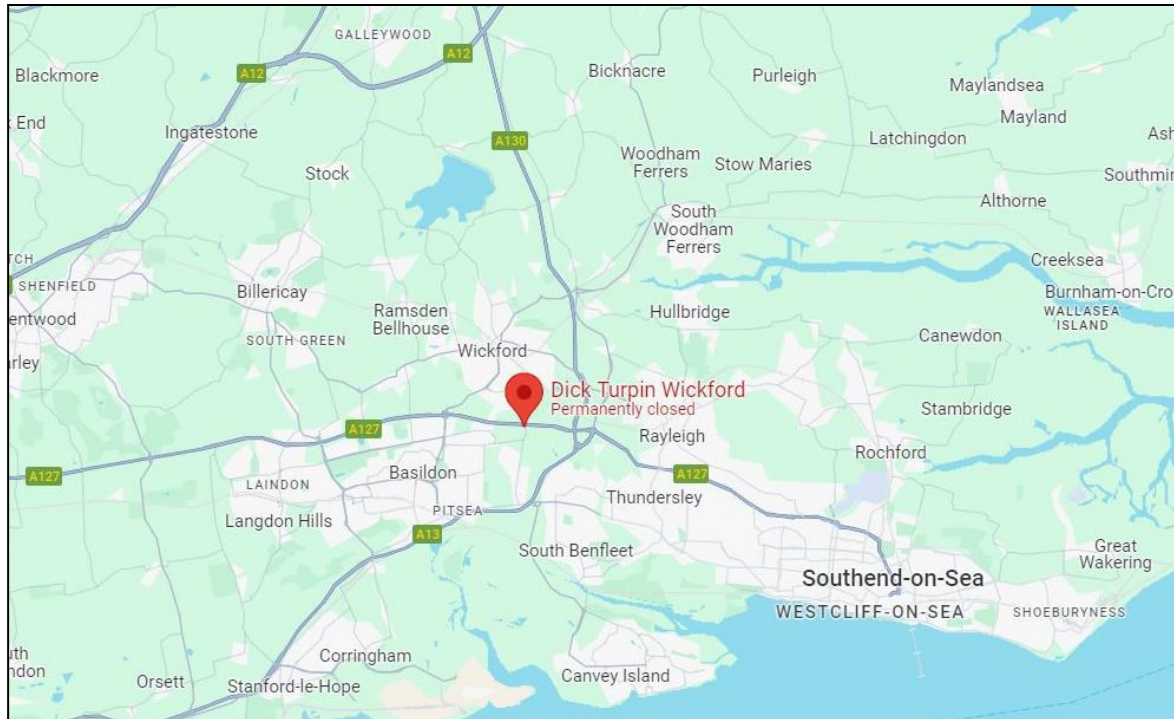


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk

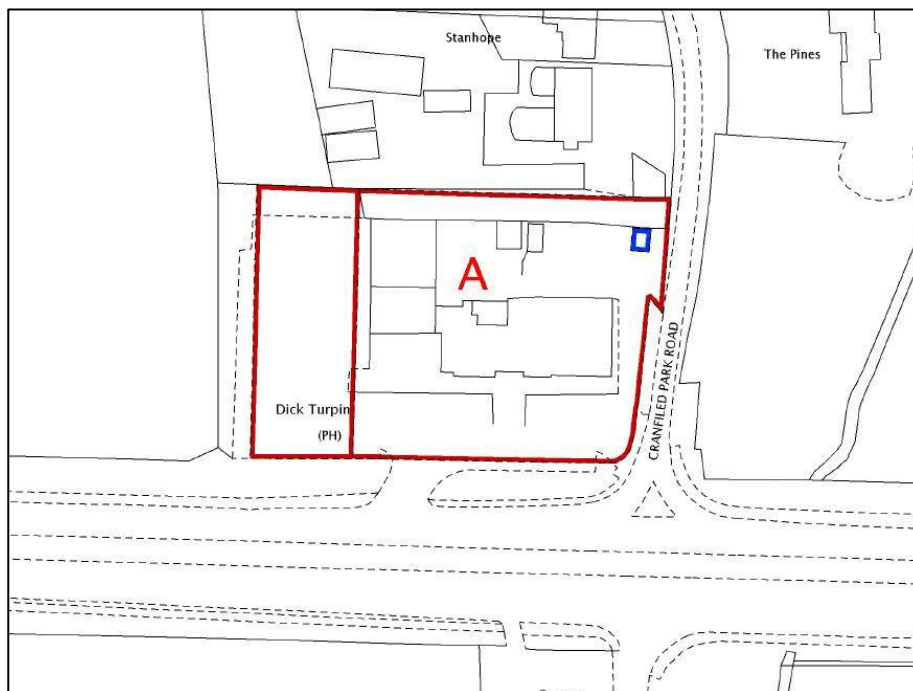


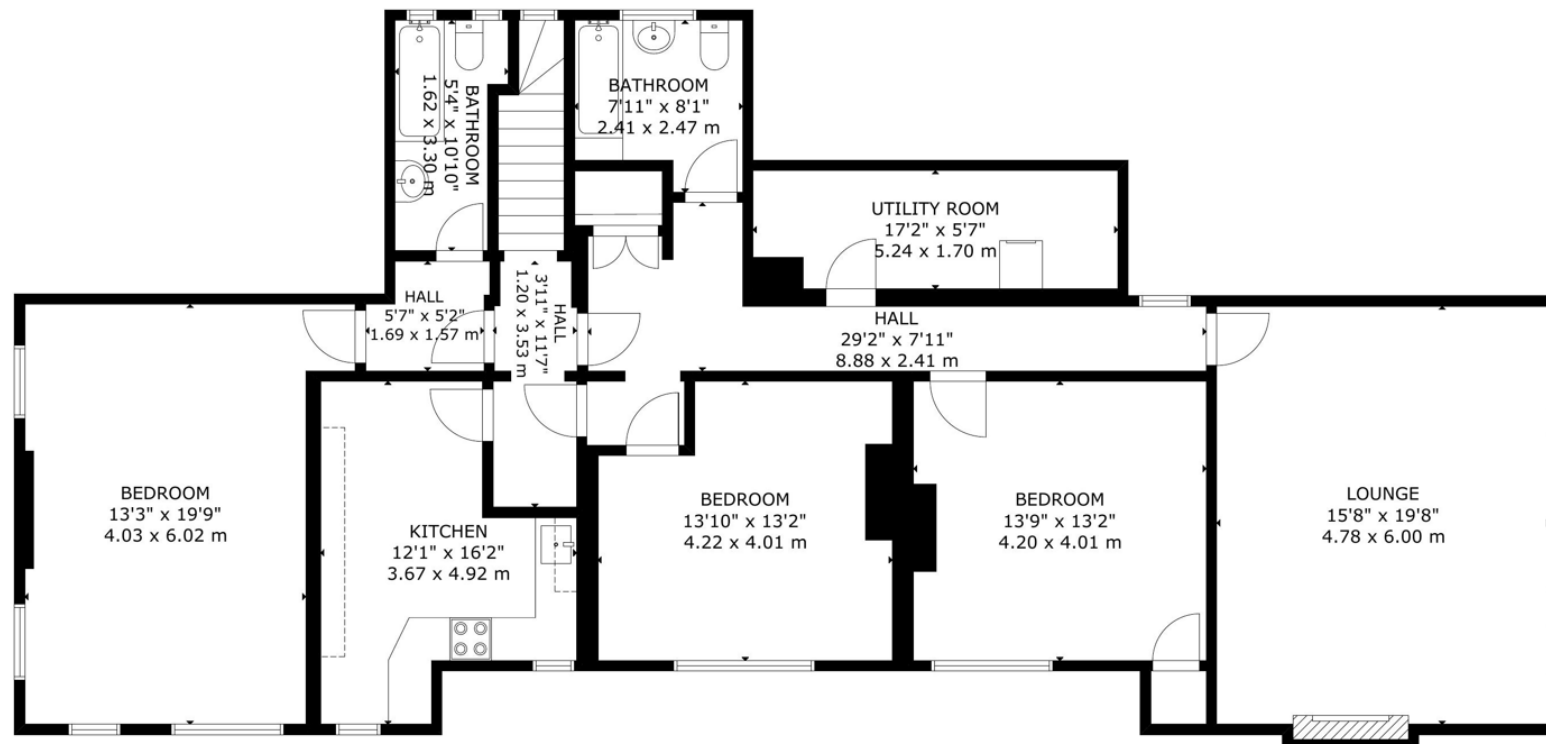
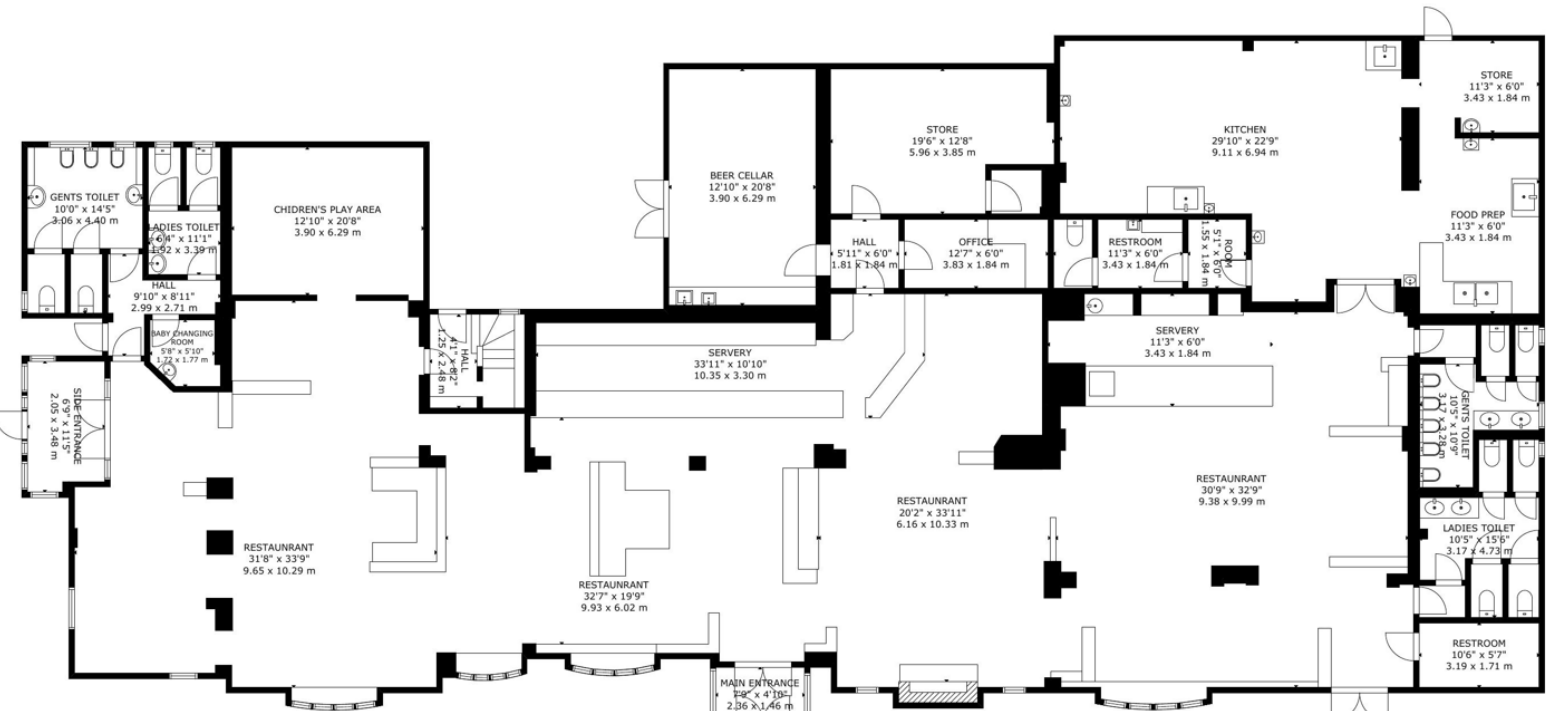


**Location Plan**



**Title Plan**





**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

