



WHEATSHEAF, CASTLE HEDINGHAM

ESSEX, CO9 3EX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£24,030

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Castle Hedingham is a picturesque village nestled in the Colne Valley in northern Essex, England, located just four miles west of Halstead and three miles southeast of Great Yeldham. Steeped in history, the village lies along the ancient route connecting Colchester and Cambridge. Among its standout attractions are the remarkably well preserved Norman Hedingham Castle, the heritage Colne Valley Railway, Kirby Hall and a collection of charming timber-framed medieval buildings including the historic Wheatsheaf. According to the latest census, Castle Hedingham is home to 1,186 residents across 533 households. The village also boasts two pubs: The Wheatsheaf and The Bell, both run by tenants. Additional pubs can be found in the nearby villages of Sible Hedingham, Great Yeldham and the larger market town of Halstead.

Pub Layout

As you step into the pub, you're welcomed by a spacious public bar area featuring a central servery and a striking fireplace which is a key feature. The ladies and gents toilets are conveniently accessible from this main trading area. Moving towards the bar, you'll discover a cosy additional seating area tucked behind the fireplace, leading to a charming raised nook which is perfect for transforming into a snug in the future. Just behind the bar and down a few steps lies the kitchen area. Whilst not fully commercial, it's well suited for food preparation, back bar snacks and everyday use as a domestic kitchen. Outside, the pub boasts a small car park and a delightful beer garden, offering room for approximately 10 tables and seating for up to 60 guests.

TRADING STYLE

This is a pub with real character and potential. With around 90% of sales expected to come from wet trade, cask ale will be a cornerstone of the offer. The draught line up will include a quality session lager alongside a selection of premium, easy-drinking 'sunshine' beers – perfect for relaxed enjoyment.

Full of traditional charm, the pub is ideal for a quick pint on the way home, a pre dinner drink, or a social catch-up with friends. While there's no commercial kitchen, there's plenty of opportunity to offer light bites that pair perfectly with the drinks menu, adding to the overall customer experience.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three good sized bedrooms, a lounge and bathroom with toilet. There is no separate domestic kitchen.

FINANCIAL

Annual Rent: £22,500

Security Deposit: £5,500

Working Capital: £2,000

Stock: £5,500

Training Fee: £460

Legal Fee: £570

Fixtures and Fittings: £30,000 with an initial upfront payment of £10,000 – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Sports Driven



Community
Local



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Sports Teams



Car Park

BDM VISION

We’re looking for an engaging and experienced licensee with the drive to bring this pub to life. Someone who can build strong community connections while growing a successful business. This pub has been approved for an extensive refurbishment and is set to become a truly outstanding venue once completed. The images provided showcase our vision for its transformation, and prospective licensees will have the opportunity to explore these exciting plans in greater detail during the interview stage. This opportunity calls for a well-funded licensee with a proven track record and a passion for creating a memorable pub experience. The pub itself will boast a warm and characterful interior, full of traditional charm. It’s set to become a true village gem, offering a quality drinks range across cask ales, draught beers, wines, spirits and soft drinks. A simple but thoughtful back bar food offer—think Scotch eggs, sausage rolls, and a hearty Ploughman’s—would perfectly complement the drinks and atmosphere. This is more than just a pub—it’s a chance to shape a much-loved local with your own flair and personality.



Sports Driven



Community Local



Open Fire



3+ Private Bedrooms



Cask Ale



Live Music



Sports Teams



Car Park