

RORY MACK

ASSOCIATES



**DAVID BULLOCK MOTORS
371 CREWE ROAD, WINTERLEY,
SANDBACH, CHESHIRE, CW11 4RS**

**FOR SALE
£950,000**

- Detached house plus commercial site directly opposite Winterley Pool
- Car and van sales site with offices, workshop and carpark
- Large, modern 3 bedroom detached house with garage, garden and driveway
- Extensive roadside frontage and set within a 0.45 acre plot
- EPC: TBC



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GENERAL DESCRIPTION

A rare opportunity to buy a site with commercial use plus a well-proportioned 3 bedroom detached home in the pretty village of Winterley in Cheshire.

Winterley is famous for its pool, which is directly opposite the site, providing scope for the site to be developed for high-end executive housing, subject to planning. The combined site extends to 0.45 acres which comprises a 0.31 acre commercial section and 0.14 acre plot which the detached house stands on.

The front section constitutes a car and van sales plot with parking for multiple vehicles, an office block, workshop with cellar, kitchen and toilets, which faces the pool. The house is behind the garage and sits on an attractive and private parcel of land and comprises a large kitchen, snug, 268 sq ft lounge, utility, front porch and downstairs WC on the ground floor. The first floor comprises 3 large double bedrooms, one with en-suite and family bathroom. The property also features a garage and driveway. The house benefits from UPVC double glazed windows and gas fired central heating throughout.

LOCATION

The site is located on Crewe Road, directly opposite Winterley Pool and in the middle of the small village but still close to amenities such as a coffee shop and takeaway. Winterley forms part of the parish of Haslington and is 2.4 miles from Sandbach and just under 4 miles from Crewe. Junction 17 of the M6 motorway is just 3.5 miles to the north, whilst Sandbach train station is 3 miles away by road.

TENURE

The freehold interest is available, subject to contract and with vacant possession upon completion.

BUSINESS RATES

The building is rated as a 'Garage and Premises'.

Rateable value £7,300

Rates payable £3,153.60pa (26/27)

COUNCIL TAX

371a Crewe Road – Council Tax Band E

VIEWINGS

Strictly by appointment only

SERVICES

All mains services are connected. No services have been tested by the agents.

VAT

The sale will not be subject to VAT.

ACCOMMODATION

Commercial (all ground floor) on 0.312 acres

Workshop:	383 sq ft
Office 1:	177 sq ft
Office 2:	141 sq ft
Toilet block & kitchen:	25 sq ft
Total GIA:	726 sq ft
Cellar:	310 sq ft

Dwelling at 371 Crewe Road

3 bedroom house: 1,524 sq ft

PLANNING

No planning permission has ever been applied for on the site but we believe that 3-4 executive houses could be built on the commercial land at the front. Applicants are requested to do their own due diligence with regards to the GDV and potential for planning to be granted.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

WALK THROUGH TOUR OF HOUSE

<https://tour.giraffe360.com/26673e3fe30d467fa79789337ccb55a9>



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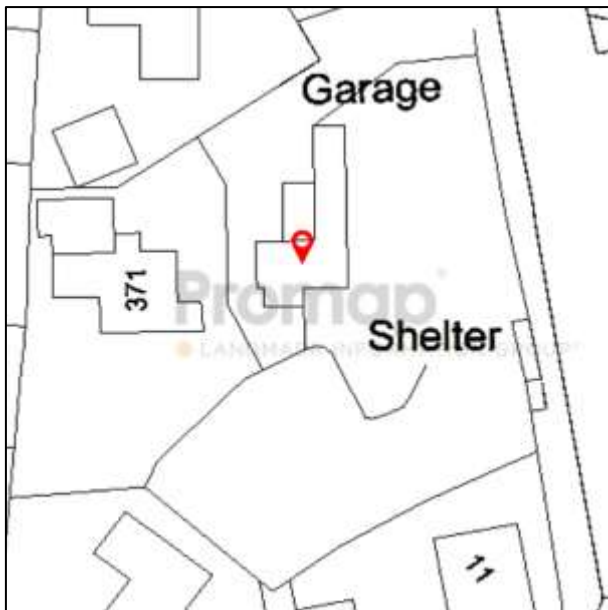
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements