

FOR SALE BY PRIVATE TREATY



The Mews, Burley Heyes, Arley Road, Appleton Thorn, Warrington WA4 4RS

Offers in Excess of £450,000



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A RARE AND UNIQUE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE BARN CONVERSION WITH DEVELOPMENT POTENTIAL (Subject to Planning)

DESCRIPTION

The Mews is an attractive two storey brick built converted agricultural building with parking to the front and rear.

The Property is located within a small trading estate known as 'Burley Heyes'. Burley Heyes includes a group of buildings with mixed uses including offices and storage. A further development to the east includes a gymnasium and further storage.

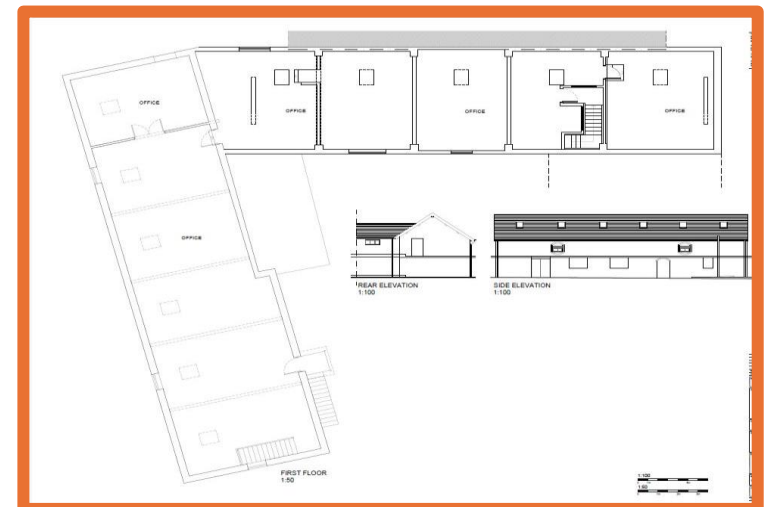
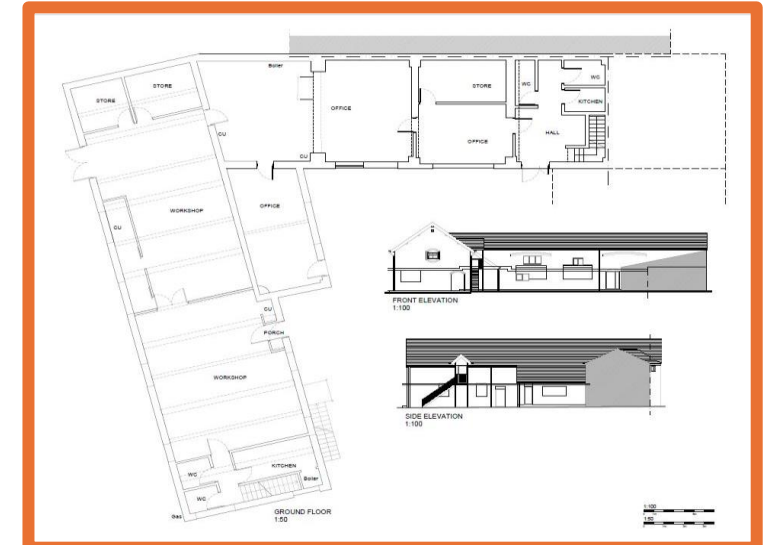
The Property extends to 605m² of predominantly office space with ancillary storage and workshop space occupying parts of the ground floor.

DIRECTIONS AND ACCESS

The Property is in a semi-rural location to the south of the M56 and the village of Appleton Thorn and benefits from excellent links to the motorway network. The site is accessed from Arley Road. The driveway into Burley Heyes runs alongside the northern elevation of the Property and leads to a gated access into a yard serving other buildings within the trading estate.

METHOD OF SALE

The Property is for sale by private treaty and all offers should be submitted to the vendors agent via the contact details below.





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TENURE

The Property is held on a Freehold basis (Title CH362491)

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Property is sold subject to all existing Easements, Wayleaves and Rights of Way. Whether public or private, or wayleaves, easements and any other Rights specially referred to or not.

SERVICES

The Property is served with by a mains water and electricity connection and is serviced by an LPG heating system.

Interested parties are encouraged to undertake their own investigations on services.

DEVELOPMENT POTENTIAL

There may be potential to convert the property into an alternative use, such as residential (subject to planning).

TOWN AND COUNTRY PLANNING ACT

The Property, notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

VIEWINGS

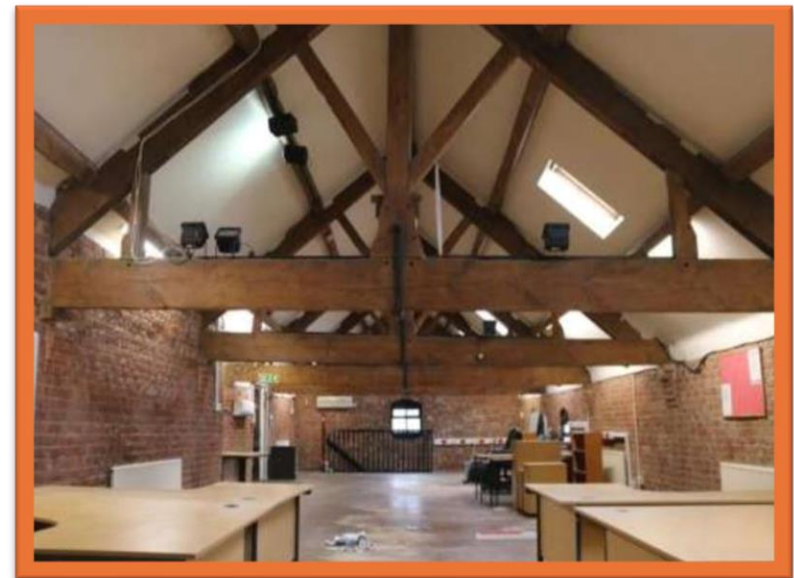
Accompanied viewings are available through prior appointment via the Vendors agent.

VENDORS AGENT

JO TOWNSON MRICS

Tel: 01625 468780

Email: jo.townson@mellerspeakman.com





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MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and must therefore obtain evidence of the identity and proof of address of potential purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance survey sheet, prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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www.mellerspeakman.com



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