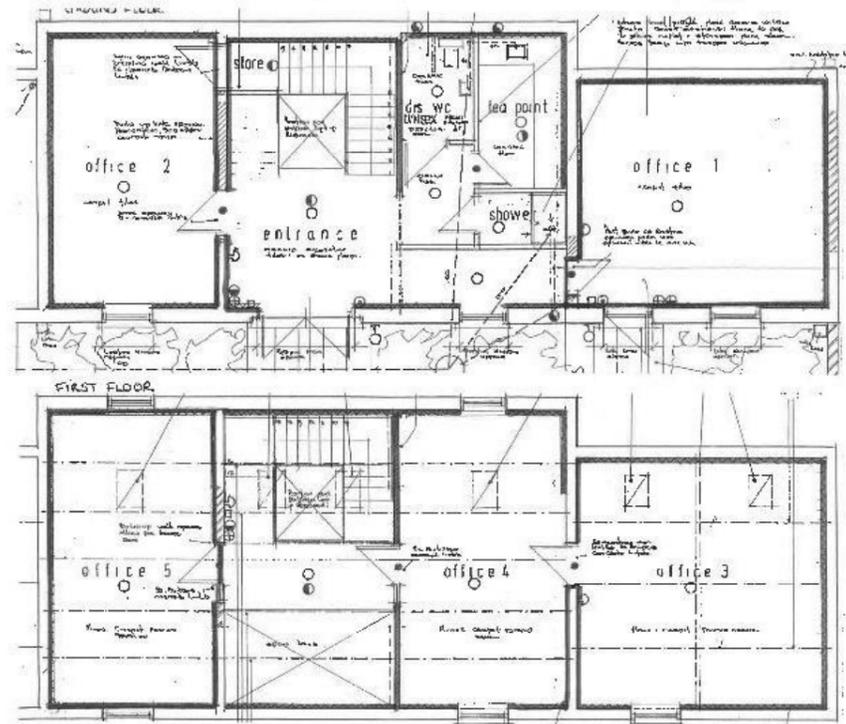




NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
5. These particulars do not constitute part of any offer or contract.
6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **February 2025**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.



Disclaimer
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12
 1JR
 Tel: 01260 271255 Email:



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR
www.timothyabrown.co.uk

Old Coach House,
 Davenport Lane, Marton,
 Macclesfield, Cheshire SK11 9HW
From Weekly Rental Of £65
 (exclusive) + fees

- AFFORDALE INDIVIDUAL HIGH QUALITY OFFICES
- TOTALLY RENOVATED RURAL COACH HOUSE
- FLEXIBLE OFFICE SPACE
- OIL FIRED CENTRAL HEATING & HARDWOOD DOUBLE GLAZING
- CAR PARK

Rent Office 1: LET.

Rent Office 2: £65 per week plus VAT and usual overheads.

Rent Offices 3 & 4: £150 per week plus VAT and usual overheads.

Rent Office 5: £65 per week plus VAT and usual overheads.

Affordable individual high quality office to let in a rural totally renovated Coach House, or as a whole at £290 per week, plus VAT and usual overheads.

The Old Coach House is a modernised office development. As its name suggests it was formally the coach house for Lower Marton Farm. It has been transformed to offer up to date quality accommodation which has been built to the very latest specifications and insulation regulation. In a very convenient location for Congleton, Macclesfield, Alderley Edge, Wilmslow and Manchester.

The premises benefits from:

- *Flexible office space
- *Attractive views
- *Convenient location

*Oil fired central heating and hardwood double glazing

*Disability access and toilet together with showering facilities

*Fully wired for computer cabling, lighting etc

*In total car parking for twelve vehicles plus two disability car parking spaces (further car parking by agreement).

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Double doors to 'L' shaped communal reception hall.

RECEPTION HALL 5.92m (19ft 5in) x 3.61m (11ft 10in) : With stairs and doors to offices, communal kitchen, disabled w.c. and shower room.

Ground floor :

OFFICE 1 17' 9" x 16' 5" (5.41m x 5.00m): (LET) This office has the advantage of an external door to the car park.

OFFICE 2 19' 9" x 11' 5" (6.02m x 3.48m):

First floor :

OFFICE 3 17' 9" x 17' 4" (5.41m x 5.28m):

OFFICE 4 20' 10" x 11' 5" (6.35m x 3.48m):

OFFICE 5 6.1m (20ft 0in) x 3.48m (11ft 5in) :

SERVICES : Mains electric, septic tank drainage, oil fired central heating.

Outside : Parking.

TERMS : The premises are available to let on new leases, subject to normal outgoings.

LEGAL COSTS : Each party to be responsible for their own legal costs incurred in the transactions.

VIEWING : Strictly by appointment through sole letting agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: Proceed out of Congleton on the A34 heading for Manchester. After approximately 3 miles you will enter the village of Marton, immediately turn left after J W Rigby Car and Commercial Garage into Davenport Lane. Proceed down this lane for approximately half a mile where the Old Coach House will be located on the left hand side.

PROOF OF IDENTITY : To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

CREDIT CHECK : On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references

and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Energy Performance Certificate Non-Domestic Building

The Old Coach House
Lower Marton Farm
Davenport Lane, Marton
MACCLESFIELD
SK11 9HW

Certificate Reference Number: 0970-9982-0375-6620-1030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ (Rating: 64)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 169
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45.21

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built
100 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

