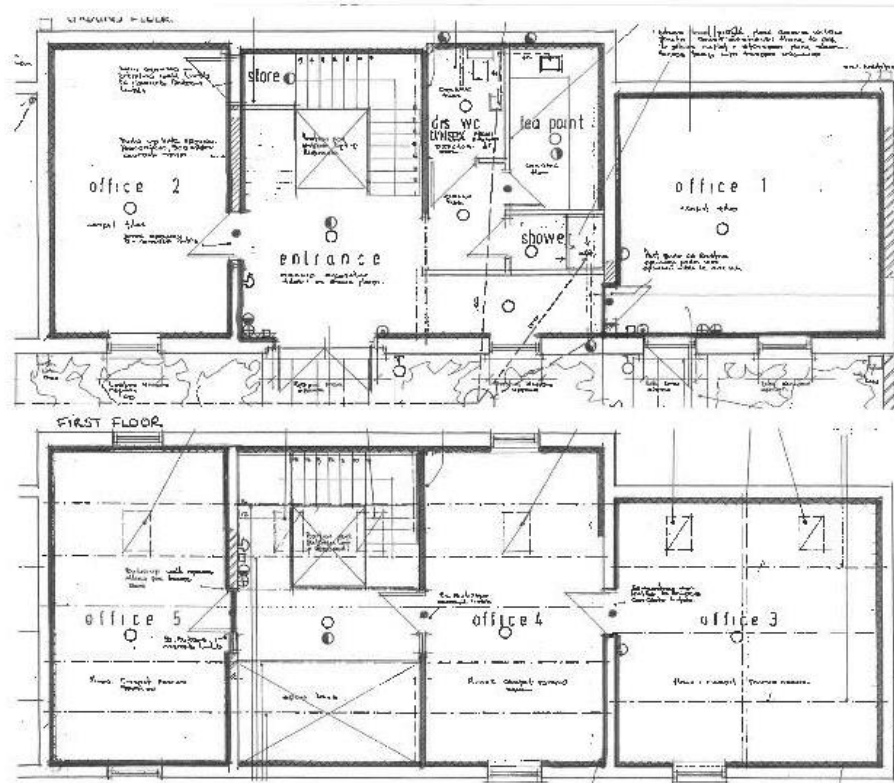


## NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

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1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
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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.
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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.



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# Timothy a brown

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**Old Coach House,**  
Davenport Lane, Marton,  
Macclesfield, Cheshire SK11 9HW

**From Weekly Rental Of £65**  
(exclusive) + fees

- AFFORDABLE 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 :

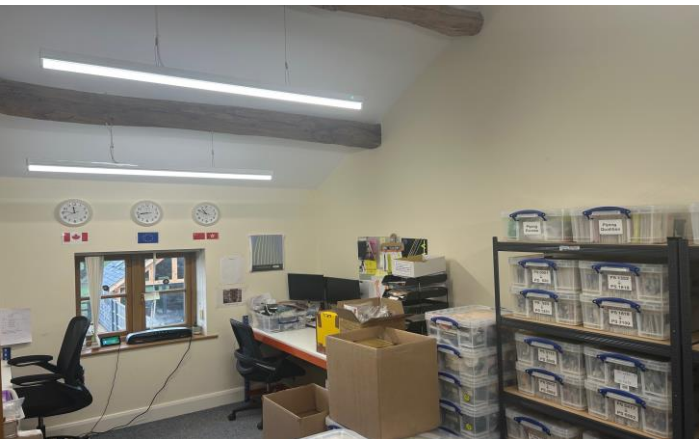
OFFICE 1 17' 9" x 16' 5" (5.41m x 5.00m): (LET) This office has the advantage of an external door to the car park.

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.

