

# FOR SALE

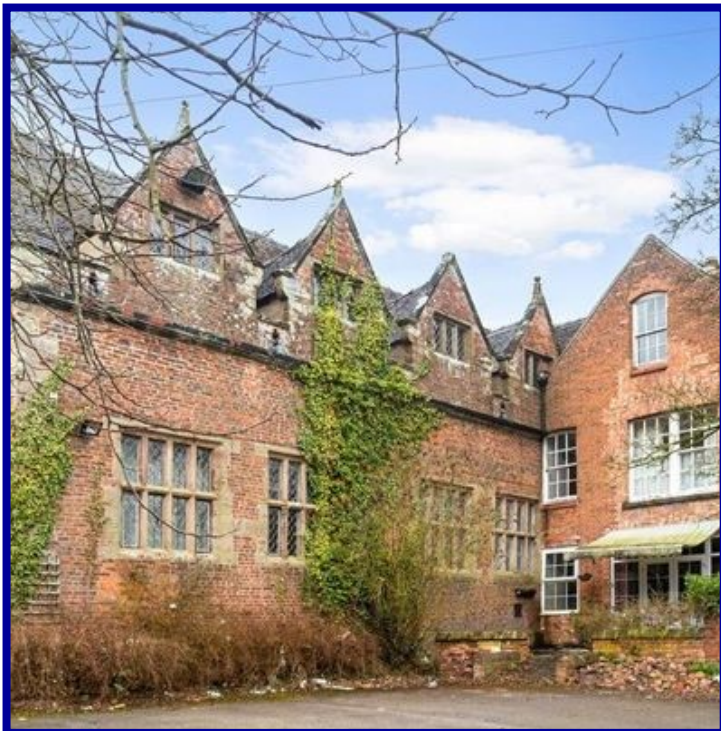
**Grade II\* Former School/Nursing  
Home Large Grounds Ample Parking**



**Audlem Country House, School Lane, Audlem, Crewe, Cheshire, CW3 0BA**

**Sale Price**  
**£650,000**

## **Key Summary**



- ◆ An Imposing Grade II\* Former School/ Nursing Home
- ◆ Significant Investment & Development Opportunity
- ◆ Approx. GIA Total Floor Area 12,788 sq. ft (1,188 sq. m)
- ◆ Freehold
- ◆ Several Very Large Reception Rooms & Previously 39 Bedrooms
- ◆ Impressive 46ft Hall on the Second Floor
- ◆ Set within Large Grounds & Paved Driveway
- ◆ Ample Onsite Parking Spaces
- ◆ Attractive & Extremely Well Serviced Award -Winning Country Village

**Contact us on 0161 830 8833**



## Description

Dating originally from the mid-17th century, Audlem Country House is Grade II listed and historically a former grammar school, and most recently a former nursing home until September 2018.

There is now huge scope for full development subject to the necessary planning permissions to offer extensive living accommodation and potentially commercial facilities, all set in the desirable village of Audlem.

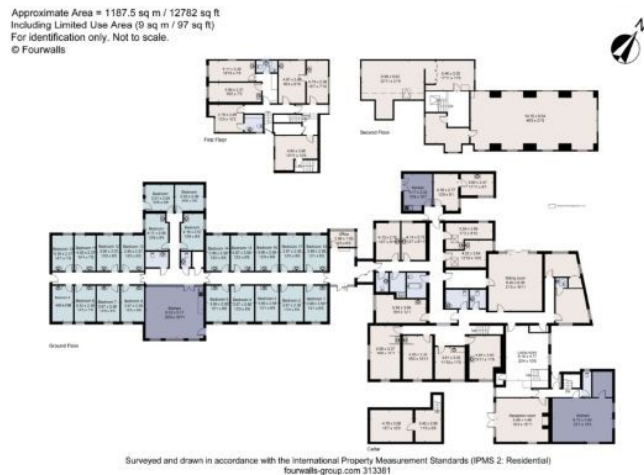
The magnificent, imposing original school building, with its red brick façade, provides significant scope for development, with over 12,000 square feet of accommodation, including several very large reception rooms, in addition to previously 39 bedrooms, and an impressive 46ft hall to the second floor.

Set within large grounds, there is a paved driveway, accessed via Vicarage Lane, which offers ample parking space, while the walled gardens provide a wealth of different areas including the south-facing paved terrace and plenty of mature trees and shrubs.

## Location

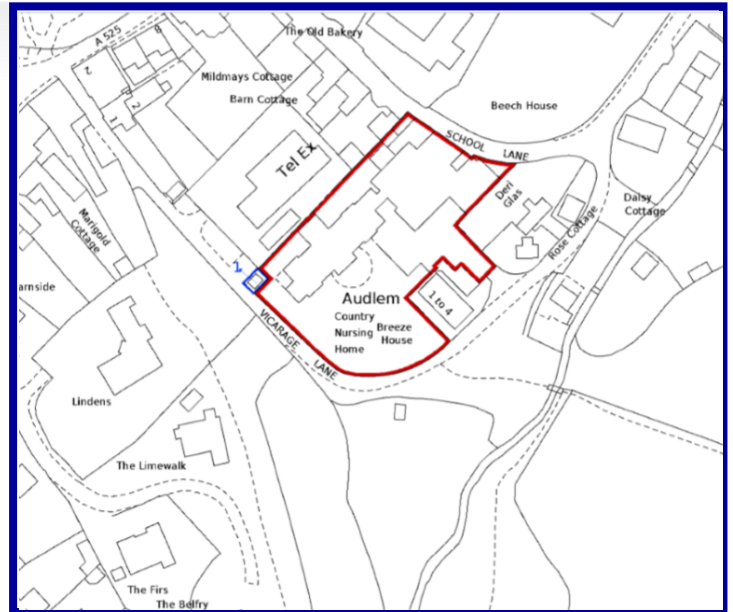
Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a conservation area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal.

**Approx. GIA Total Floor Area: 12,788 sq. ft. (1,188 sq. m)**



**Get in touch with us on [kamran-ul@portfoliouk.com](mailto:kamran-ul@portfoliouk.com)**

# Further Information



## Tenure

Freehold.  
Title No. CH702877

## EPC

Band G-18. Certificate available upon request.

## Services

The property is connected to the mains drainage, water, gas and electricity.

## Council Tax:

The property is rated within council tax band H.

## Estates Charge

Not applicable.

## VAT

Not applicable.

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Viewing

Tel: 0161 830 8833  
Email: kamran-ul@portfolioup.com

## Sale Price

We are seeking offers in excess of **£650,000**.

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