

RPRS

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FOR SALE

£350,000

Former Ibis Hotel on 1 Acre Site with Development Potential (STP)

ADDRESS

Hotel Ibis,
Chester Road,
Over Tabley,
Knutsford
WA16 0PP

SIZE

899.06 m² (9,677 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Hotel
- + C1 Usage class
- + In need of renovation
- + 33 hotel rooms plus reception and staff room
- + Suitable for development (STP)
- + Suitable for a variety of uses (STP)
- + Car parking
- + Approx. site area: 1 acre
- + Close to M6 and Manchester Airport
- + Freehold

FOR SALE ON BEHALF OF LIQUIDATORS

OVERVIEW

The property comprises a hotel and premises plus parking and grounds which is situated on a circa. 1 acre site.

The ground floor of the hotel comprises an entrance lobby with reception desk that provides access to the main corridor to access the 33 rooms and staff room which are spread between two wings. All the bedrooms are big enough for a double bed, a desk and have en-suite shower rooms. Externally, there is a car park as well as gardens.

The hotel is in a dilapidated condition having stood empty for several years and has been subject to vandalism. A full project of renovation is required.

The property and site are suitable for development of a variety of uses, subject to obtaining correct planning consent.

The freehold interest is available for sale excluding the long leasehold interest that has previously been sold off and is currently occupier by Peter Posh Tailors.

LOCATION

Ibis Budget Knutsford Tabley is ideally located at Chester Road, Over Tabley, Knutsford, Cheshire, WA16 0PP, with excellent transport links and proximity to key local attractions. The hotel is just off Junction 19 of the M6, providing quick access to Manchester, Warrington, and Chester.

Knutsford Railway Station is a short drive away, offering direct services to Manchester Piccadilly and Chester, while Manchester Airport is approximately 20 minutes by car. Nearby attractions include Tatton Park, Arley Hall & Gardens and Tabley House, with Knutsford Town Centre just 3–4 miles away, offering a range of shops, restaurants, and cultural sites.

It should be noted that even though the hotel is located adjacent to junction 19 of the M6 motorway the road layouts have changed in recent years and the hotel is not directly accessible from junction 19 and instead it accessed via a short drive on the A556 and Chester Road.

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ACCOMMODATION

TOTAL 899.06 m² 9,677 ft²
Approx. gross internal floor area

PLANNING

We understand the property has planning consent for C1 usage. Purchasers should make their own enquiries to satisfy themselves through Cheshire East Council.

SERVICES

We understand the property has mains electricity (3 phase) and water. Unknown drainage and gas supply. None of the supplies have been tested and interested parties should make their own investigations.

RATEABLE VALUE

We understand the property has a rateable value of £31,000. Purchasers to make their own investigations through the Valuation Office Agency.

TENURE

Freehold

GUIDE PRICE

£350,000

VAT

VAT may be applicable to the purchase price. Purchasers to make their own enquiries.

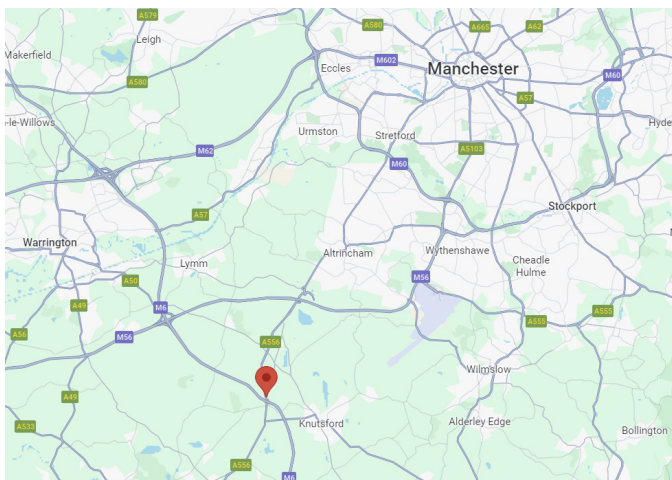
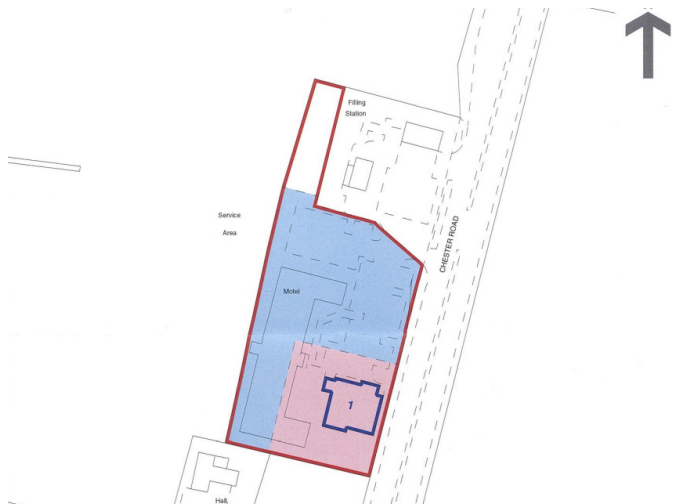
EPC

Request details from the selling agent.

VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

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