



**RPRS**

CONTACT

Richard Reed MRICS FNAVA  
+44 (0) 203 148 7500  
property@rprs.co.uk

rprs.co.uk



**SEALED BIDS (AUCTION TERMS)**

**£200,000+\***

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

**ADDRESS**

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

**SIZE**

899.06 m<sup>2</sup> (9,677 ft<sup>2</sup>)  
Approx. gross internal floor area

**KEY FEATURES**

- + Sealed bids under auction terms
- + Bid Deadline: 13.00, Tuesday 10 March 2026
- + Unconditional sale
- + 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 sold subject to all existing leasehold interests. The purchaser must satisfy themselves as to the nature, extent, and enforceability of these interests and will be solely responsible for dealing with them post-completion.

**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.

*\* Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.*

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## ACCOMMODATION

**TOTAL** 899.06 m<sup>2</sup> 9,677 ft<sup>2</sup>  
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

£200,000+\*

## SEALED BIDS (AUCTION TERMS)

Interested parties are invited to submit sealed bids in accordance with the RPRS Auction Terms and Conditions.

All bids are to be submitted by email to:  
ShepherdBid@swgroup.com

Bid Deadline: 13.00, Tuesday 10 March 2026  
Auction No: 109  
Lot No: 115

## BUYERS PREMIUM

2% (min. £3,000) plus VAT

## VAT

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

## LEGAL PACK

The legal pack is available in the data room. Details available through RPRS upon request.

## VIEWING

Please contact sole selling agents:  
RPRS - 0203 148 7500 - property@rprs.co.uk



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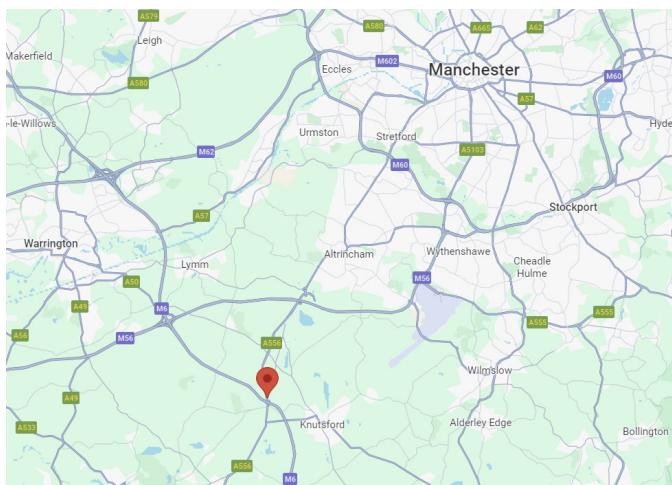
property@rprs.co.uk

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#### AUCTIONEERS NOTICE

The property is sold on an unconditional basis, sold as seen, and is subject to all conditions set out in the legal pack and the RPRS Auction Terms and Conditions. Prospective purchasers must undertake their own investigations and due diligence prior to bidding. Photographs were taken in September 2025.



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

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: January 2026