



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY

**High Farm, Eardwicks Lane,
Minshull Vernon, Cheshire, CW1 4RQ
Offers Over - £1,750,000**





DIRECTIONS

High Farm lies on the outskirts of Crewe, from The Leighton Hospital take the South East exit of the premises before taking the third exit on the roundabout onto the Bob Brown Way. Upon reaching the next roundabout take the second exit onto the Middlewich Road. Take the first exit on the next roundabout then the first left onto Eardswick Lane. Follow this road for approximately 0.6 miles and the property will be on the left hand side, as signposted by our 'For Sale' boards that are erected at the property.

SITUATION

High Farm is set in a rural location, situated in Cheshire with good road frontage and strong commuting links to nearby towns and amenities.

The property is located on the outskirts of Crewe, being 3.7 miles from the centre of Crewe, 5.2 miles from Nantwich and 5.3 miles from Middlewich.

DESCRIPTION

The property provides an exceptional commercial investment opportunity producing an excellent gross annual income in the region of £240,000 per annum.

The site includes

- 7.24 acres of yard and commercial buildings occupied by a range of users
- 6.46 acres of grassland with separate access rights
- Former three-bedroom house being unoccupied for a number of years

Brick & Tiled Building

- Brick and slate building to the front of the site which is let as two office/studio units. Significant scope for redevelopment to alternative uses.

Yard and Commercial Buildings

- Permanent buildings being predominantly of portal frame construction extending to 1800 square metres or thereabouts, including let units, a site office and toilet facilities
- Yard area which is partly occupied by several storage containers and the



remainder being storage compounds and open yard space.

Grassland

The grassland field extends to 6.46 acres or thereabouts, it is level in nature and used for haymaking but is also suitable for grazing if desired. The field provides potential for extension of the commercial site, subject to consents.

There is a separate right of way to the field as shown in blue on the attached plan.

Former Dwelling

The former farmhouse is in need of comprehensive works, with evidence of some structural defects.

Business Rates

The site has a combined rateable value of £81,750. We understand that due to the number of occupiers the vendor pays the business rates.



Services

We understand that the property is connected to mains electricity and water with drainage being by private means.

Local Authority

The local authority is Cheshire East Council, Delamere House, Delamere Street, Crewe, CW1 2LL – 0300 123 5500, to whom enquiries should be addressed in respect of planning or any other relevant matters.



Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

The property is sold as a 'going concern' subject to the various occupiers on site and their tenancies/ licenses.

A schedule of occupiers is available on request.

We understand the property is held freehold.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Wayleaves & Easements

We understand that the property benefits from a right of way as shown in blue on the attached plan giving access from the highway to the field behind the commercial yard area.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
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FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.



