

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



BANK PLACE 48 STAMFORD ROAD | BOWDON

OFFERS IN THE REGION OF £1,450,000

NO ONWARD CHAIN

A substantial Victorian building formerly two individual residences converted some years ago for use for educational use although to be sold for any other purpose.

Over four floors the building extends to approximately 650 mts/7000 sq ft and in recent years has been refurbished to a high standard.

To the rear the hard surfaced area which could be restored to a southerly facing garden with potential for parking.

An opportunity to re-model or retain the existing floor plan and alternative use.

POSTCODE: WA14 2JP

DESCRIPTION

One of the former premises of Altrincham Preparatory School which continues to provide educational services from the adjacent school building.

We understand the property to have originally been a pair of houses which were combined and converted into an educational establishment many years ago.

Built in the Victorian era this fine building retains much of the original period architecture and charm and offers a rare opportunity to re-model and perhaps extend (subject to the appropriate approval) or restoration to two individual dwellings.

In recent years considerable expenditure has been incurred upon improving the facilities and the property would therefore also be suitable for a variety of purposes although specifically excluding education or nursery for children aged 11 or under.

There is vehicular access to the rear via Narrow Walk and the existing open boundary would be specifically defined by continuation of walls up to the adjacent Bellfield.

The location is one of the finest within the conservation area, well placed for both the village of Hale with its range of individual shops and restaurants and the vibrant centre of Altrincham and Metrolink station providing a commuter service into Manchester and surrounding areas.

The attached floorplan and schedule of photographs will indicate the extent of the accommodation which extends to approximately 650 sq mtrs/7000 sq ft.

Full details of the site, tenure and proposals to create Bank Place as a self contained unit will be provided by our clients Solicitor.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

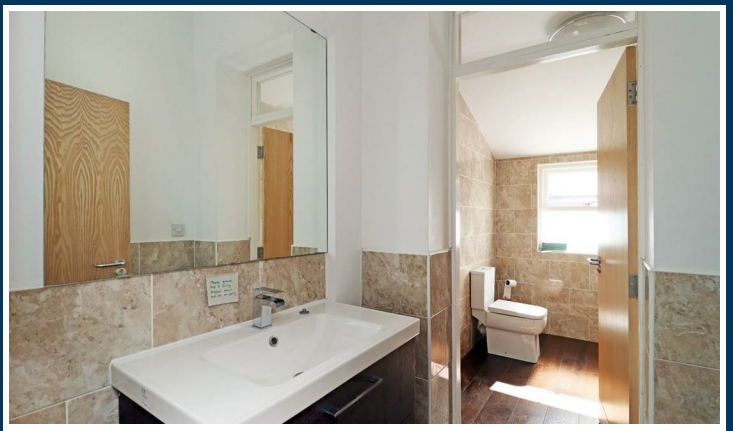
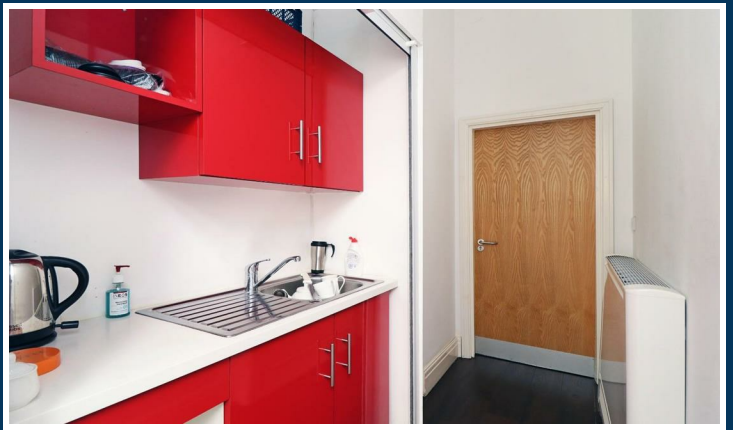
TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

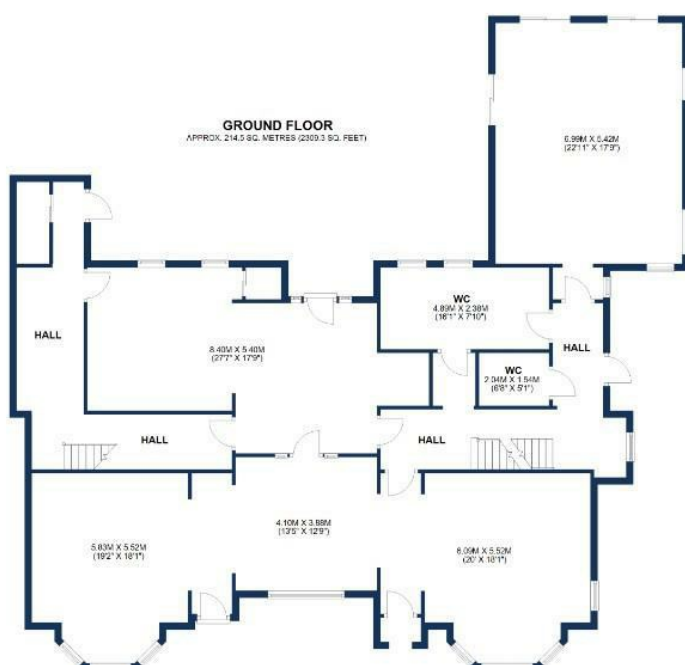
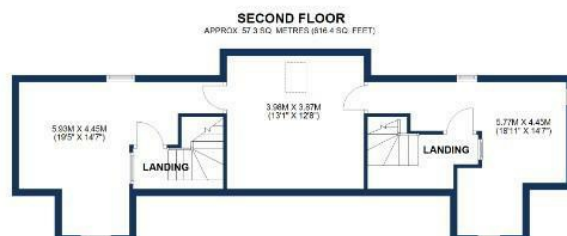




Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 650.8 SQ. METRES (7005.3 SQ. FEET)
(Excludes Porch for location on page 6 only)



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM