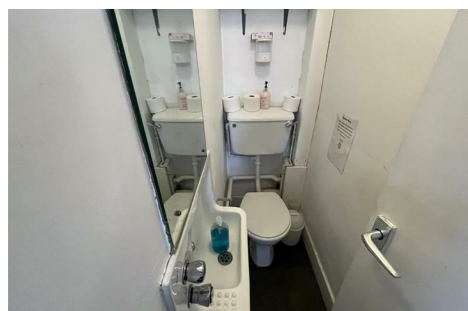
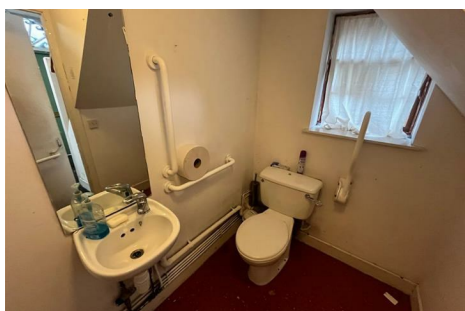
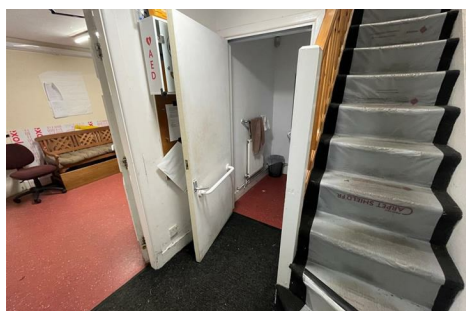


DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Fairfield Locks, Droylsden, M43 6GG

**** FOR SALE BY MODERN METHOD OF AUCTION ****

This attractive, Grade II Listed Detached, brick built property provides a rare opportunity to purchase a character property immediately adjacent to the Ashton Canal and Droylsden Marina and offers significant development potential (subject to all the necessary permissions).

Auction Guide £130,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Fairfield Locks, Droylsden, M43 6GG

- For Sale by Modern Auction - T & C's Apply
- Listed Detached Character Property
- Attached Storage Garage
- Development Potential (subject to usual Permissions)
- Close to Droylsden Town Centre
- Pleasing Sized Outdoor Plot (currently utilised as office space)
- In Need of Refurbishment Works
- Delightful Setting
- Canalside Position

The Accommodation Briefly:

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, Meeting Room open to Rear Office Area, Kitchen, further Cloaks/WC

To the first floor there are three Offices with useful built-in storage cupboards, Cloaks/WC

Externally the property sits within a pleasing size plot with ample off road parking and natural stone flagged sections with immediate access onto the Ashton Canal tow path.

Attached to the property is a good sized Storage Garage.

Entrance Hallway

Cloaks/WC

Low level WC, wash hand basin, central heating radiator

Meeting Room

11'7 x 11'6 maximum (3.53m x 3.51m maximum)
Built-in chimney breast alcove storage, two central heating radiators, open to rear office area

Rear Office Area

11'10 x 8'10 (3.61m x 2.69m)
Central heating radiator

Kitchen

6'3 reducing to 5'11 x 5'7 (1.91m reducing to 1.80m x 1.70m)
Single drainer stainless steel sink unit, wall mounted units

First Floor:

Landing

Built-in storage cupboard, loft access

Cloaks/WC

Low level WC, wash hand basin

Office/Bedroom (1)

12'4 reducing to 11'0 x 11'9 reducing to 8'11 (3.76m reducing to 3.35m x 3.58m reducing to 2.72m)
Built-in storage cupboard, central heating radiator

Office/ Bedroom (2)

11'11 x 9'2 (3.63m x 2.79m)
Central heating radiator

Office/Bedroom (3)

5'10 x 5'0 (1.78m x 1.52m)
Central heating radiator

Externally:

The property sits in good sized, irregular shaped plot which is relatively flat. There is ample off road parking and further natural stone flagged garden areas.

Attached to the property there is a brick built storage garage with double doors.

DIRECTIONS

Park at the bottom of Madison Road and walk thru the public footpath to the canal side with lock keepers cottage being on the left hand side.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property

carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

REFERRAL ARRANGEMENTS

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

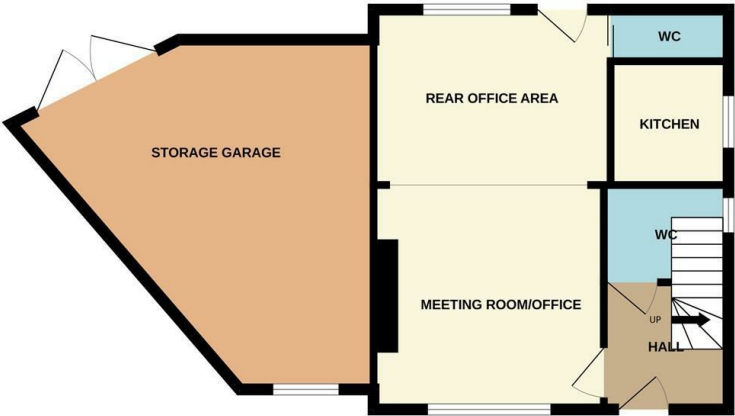


Directions

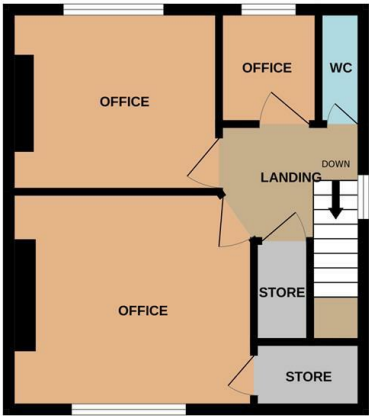


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	