



The Hawthorns, 64 Welsh Row, Nantwich, CW5 5EU  
For Sale By Informal Tender £400,000



*In association with*





**INFORMAL TENDER GUIDE PRICE £400,000 - £475,000 +**

A late 18th century semi-detached terraced town office premises, occupying a prominent location, over three floors exceeding 3000 sq. feet GIA with potential for residential conversion ( subject to any necessary consents ) The building is Listed Grade II under the Planning Listed Buildings & Conservation Areas) being of historic interest. List entry number: 1249558. No external rear garden area. Front parking forecourt with entrance gates and brick walling. For sale by informal tender.

**GENERAL REMARKS**

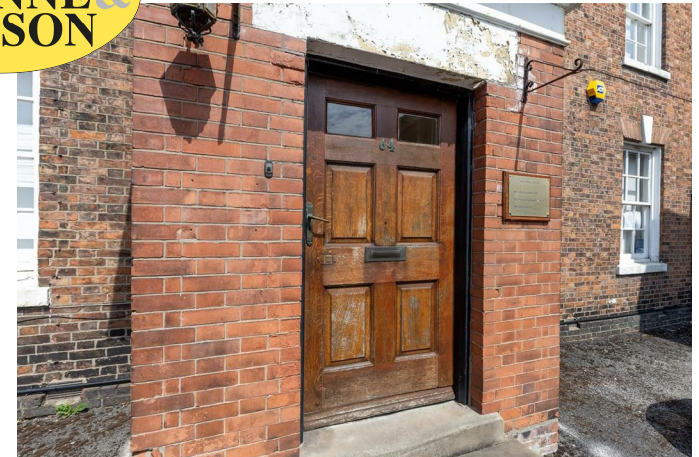
Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

The Hawthorns is located on Welsh Row only a few hundred metres from Nantwich town centre, adjacent to historic residential properties. The accommodation provides office accommodation over three expansive floors. The semi-detached building is of early Georgian period and is of solid brick construction under a pitched tiled roof with a parapet. There are wooden sash windows to the front elevation and mainly wooden casement windows to the rear. A brick flat roof and leaded entrance porch has been added. Internally the accommodation is set out at ground, first and second floor levels and provides extensive rooms off a central hallway and landings.

There is no land to the rear, but the premises are well set back off Welsh Row with a tarmacadam courtyard which we estimate can accommodate up to 4-5 cars and is fronted by a brick wall onto Welsh Row with entrance gates and brick pillars.

**DIRECTIONS TO CW5 6JP**

what3words /// handbag.hubcaps.consoled





## METHOD OF SALE - SALE BY INFORMAL TENDER

(Subject to conditions prior sale)

Written offers (sealed bids) to be submitted to the selling agent's office marked, 64, Welsh Row Nantwich, CW5 5ES on 28/01/2026 before 12.00 noon. We need to take reasonable steps to find how you intend to pay for the property and ask that you state whether you need to sell a property, get a mortgage, have cash available to buy the property outright, or whether you are buying with a combination of the above. If you are successful, we will also want to see proof of funds. In the case of a mortgage, evidence usually takes the form of a mortgage agreement in principle which you can get from your lender, plus a bank statement showing you have your deposit. If you are a cash buyer, you will be asked to provide a financial statement. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract.

Please contact the office if you require further details.



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## OUT AND ABOUT

Why Nantwich? Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Historic Heartbeat - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy. - Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction. Thriving Lifestyle - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. - Unique Leisure: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. - Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. Festivals & Community Spirit - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. - YearRound Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

## APPROXIMATE DISTANCES

Connectivity & Convenience Effortless Commuting: Just 5 miles from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45- minute drive

## THE TOUR

Offices and premises  
Local council - Cheshire east  
Local council reference N88779006400000

The accommodation with areas taken from the rating valuation list briefly comprises:-

Ground floor office 30.1  
Ground floor reception / entrance 13.8  
Ground floor office 14.1  
Ground floor office 6.5  
First floor office 30.1  
First floor office 13.3  
First floor kitchen 10.7  
First floor office 10.4  
Second floor office 14.5  
Ground floor internal storage 4.8  
Ground floor kitchen 10.7  
First floor staff toilets 0  
First floor office 5.8  
Second floor office 22.1  
Ground floor office 4  
Ground floor office 10.2  
Total 201.1

See also attached floor plan for recent GIA measurements

## EXTERNALLY

See attached plan

## SERVICES

All main's services connected

## COUNCIL TAX

TBC

## TENURE

Freehold

## VIEWING

By appointment with sole agents Baker Wynne and Wilson.

First open viewing day TBC - please contact the office to arrange an appt.







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[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)










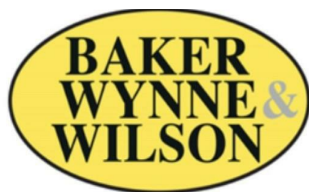
64 WELSH ROW, NANTWICH, CHESHIRE, CW5 5ES

Approximate Gross Internal Area: 301.1 m<sup>2</sup> ... 3241 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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38 Pepper Street, Nantwich, Cheshire, CW5 5AB



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