



7 Middlewich Road
Sandbach, Cheshire, CW11 1DH

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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Guide Price - £165,000

SOLD BY ONLINE AUCTION

An excellent opportunity to acquire this former dental practice, ideally located in the heart of Sandbach. Subject to the necessary planning permissions, the property offers strong potential for a variety of alternative uses.

The accommodation is arranged over two floors, with additional cellar storage, a generous rear yard and an outhouse. The ground floor comprises an entrance hall, two spacious front reception rooms, a rear consulting room, office and WC. The first floor features a sizeable former waiting area/landing, two consulting rooms, an office/store, kitchen and WC.

LOCATION

Sandbach is one of Cheshire's most sought-after market towns, known for its historic character, strong community spirit and excellent transport connections. Centred around its iconic cobbled market square and Saxon Crosses, the town blends heritage charm with modern convenience, offering a wide range of independent shops, cafés, pubs and weekly markets.

Families are drawn to Sandbach for its highly regarded schools, attractive green spaces and friendly neighbourhoods. The town benefits from superb connectivity, with easy access to the M6, regular rail links to Crewe and Manchester, and convenient routes across Cheshire and Staffordshire.

Surrounded by picturesque countryside and traditional villages, Sandbach offers a balance of rural living and urban accessibility, making it an ideal location for buyers seeking quality of life, characterful homes and a welcoming community.





NOTE FOR BUYERS AND METHOD OF SALE

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction ends Monday 16th March at 12 noon. The vendor reserves the right to withdraw, sell or alter the property for sale prior to the auction end date.

BUYERS FEES

The successful purchaser(s) will pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £3,960 (inc VAT) is retained by Rostons as a contribution towards the online platform costs, and £1,040 is payable towards the deposit.

Please register your interest and review the legal pack at www.rostons.co.uk

DIRECTIONS

Sat Nav – CW11 1DH
What3words - //swarm.voting.backpack

SERVICES

Mains gas, water and electric.

COUNCIL TAX

TBC

EPC

D

TENURE

Freehold.

MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical



boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

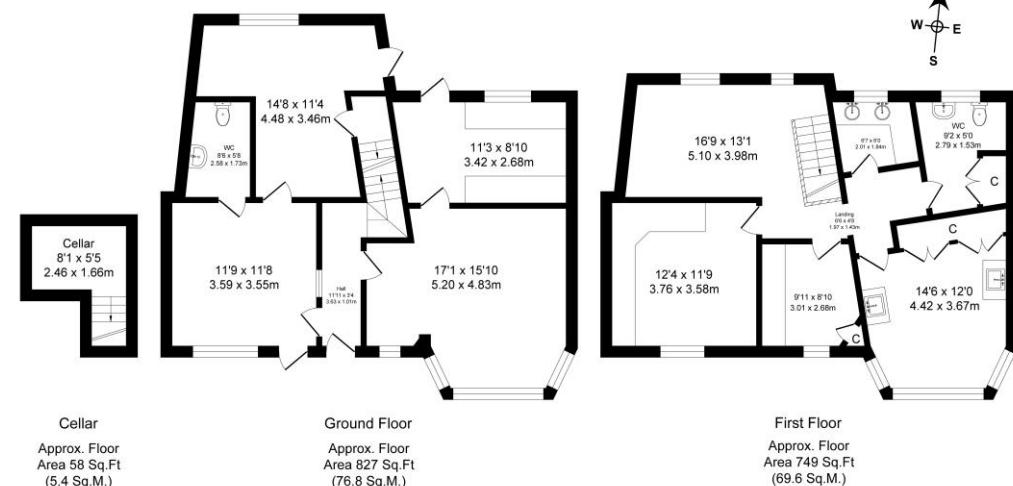
DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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Total Approx. Floor Area 1634 Sq.ft. (151.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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