

# butters john bee<sup>bjb</sup>

## land & new homes



Moston House, Moston Road, Ettiley Heath, Sandbach, CW11 3GL

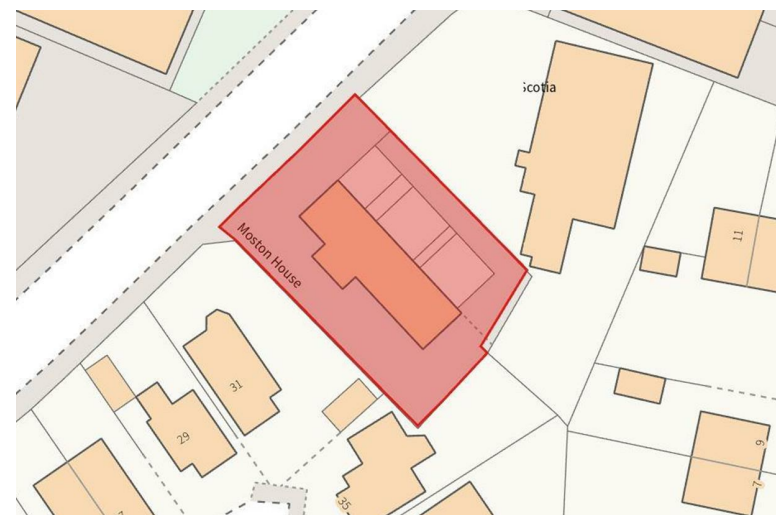
Guide Price £325,000

Mixed-used Investment opportunity

2 x Apartments & 1 x Ground Floor Retail Unit Planning Consent Granted in 2016 for an additional 4 Apartments & 1 Retail Unit

For Sale on Auction Terms

acre(s)





# Moston House, Moston Road

Ettiley Heath, Sandbach, CW11 3GL

Guide Price £325,000



## Description

A mixed used investment opportunity comprising;

- 1 x 1 bedroom Ground Floor Apartment - Fully let on a rolling contract.
- 1 x 2 bedroom First Floor Apartment - Fully let on a rolling contract.
- 1 x Ground floor Retail Unit - Currently Vacant - sale to include all fixtures and fittings for the purposes of a Fish & Chip Shop.
- Planning Consent Granted for an additional 4 x Apartments & 1 x Retail Unit. - The footings are in place & it is our understanding that this planning consent is extant but BJB are yet to receive confirmation.

It is our understanding that all mains services are in place including drains & electric.

## Location

The property is located less than 2 miles from the town centre of Sandbach. Sandbach is an aspirational market town with a bustling high street containing a number of well established shops, bars & restaurants including a number of blue chip retailers such as Aldi, McDonalds, Morrisons & Waitrose. The town is served by Sandbach railway station, on the Crewe to Manchester Line, which is located to the west of the town in Elworth. J17 of the M6 motorway is located less than 3 miles away from the subject property for connectivity north into Manchester & South to Stoke, Stafford & Birmingham.

## Local Council

The site is located in the Council district of Cheshire East Council <https://www.cheshireeast.gov.uk/>

## Planning & Supporting Information.

Full planning consent was granted for 'Two-storey side extension to create a new shop with flats above' dated October 2013 (Ref; 13/2999C).

A further planning approval for 'Variation of condition No 2 (approved plans) of existing permission 13/2999C - Two storey side extension to create a new shop and flats' was granted on 28 September 2016 (Ref; 16/3758C).

A full info pack is available on request which includes the following:

- Decision notices from both applications.
- Plans & Elevations
- Photos
- Comparable Sales / Rental Evidence

The footings for the above planning consent have been installed and we understand this planning consent is therefore extant (please note that BJB have yet to receive confirmation of this). We understand there may be potential to increase the number of units further via internal reconfiguration.

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective

purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

## Accommodation

Existing Accommodation;

- 1 x 1 bedroom apartment
- 1 x 2 bedroom apartment
- 1 x 1 retail unit

We understand that the existing total floor area is approximately 170 sq.m (1,932 Sq.ft.) (Gross Internal).

Proposed Additional Accommodation;

- 1 x 2 bedroom apartment
- 3 x 1 bedroom apartment
- 1 x 1 retail unit

We understand that the additional accommodation detailed in planning consent Ref; 13/2999C equates to approximately 190 sq.m (Gross External) & 160 Sq.m (Gross Internal).

This additional accommodation would take the overall property to approximately 330 sq.m (3550 Sq.ft.) (Gross Internal).

Any sizes / measurements quoted by BJB are correct to the best of our knowledge, however we would recommended all interest parties carry out their own checks before relying on any information provided.

## Rental Value

Existing Accommodation;

- 1 x 1 bedroom apartment - Currently let at £560 pcm.
- 1 x 2 bedroom apartment - Currently let at £600 pcm.
- 1 x 1 retail unit - Vacant - Estimated £1,000 pcm.

Proposed Additional Accommodation;

- 1 x 2 bedroom apartment - Estimated £650 pcm
- 1 x 1 bedroom apartment - Estimated £625 pcm
- 1 x 1 bedroom apartment - Estimated £625 pcm
- 1 x 1 bedroom apartment - Estimated £625 pcm
- 1 x 1 retail unit - Estimated £1,000 pcm

Estimated Annual Income of the proposed development- £68,220 per annum.

## Tenure.

Freehold - the existing premises contains 2 fully let apartments both on rolling contracts.

Tel: 01782 211147

### **VAT.**

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however all interested parties should make their own enquiries to satisfy themselves with the VAT position.

### **Post-Auction Offers.**

This property did not sell in a previous Auction and the Client is willing to consider post-Auction offers.

### **Common Auction Conditions.**

This property is sold subject to our Common Auction Conditions (a copy is available on request).

### **Buyers Admin Fee.**

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

### **Legal Pack.**

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

### **Addendum.**

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

### **Internet, Telephone and Proxy Bidding**

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the

other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at [www.buttersjohnbee.com/auction](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com).

### **Legal Costs**

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

### **Viewings**

Strictly By Appointment with the BJB Land & New Homes Team.

### **All Enquiries**

Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

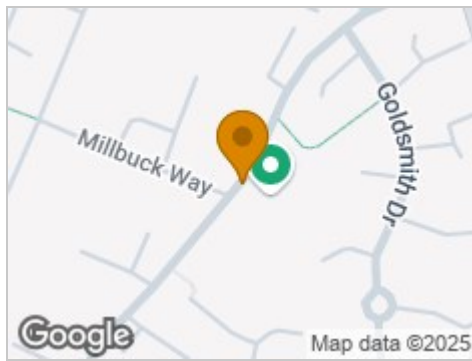
### **Looking for Land & Development Opportunities?**

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.





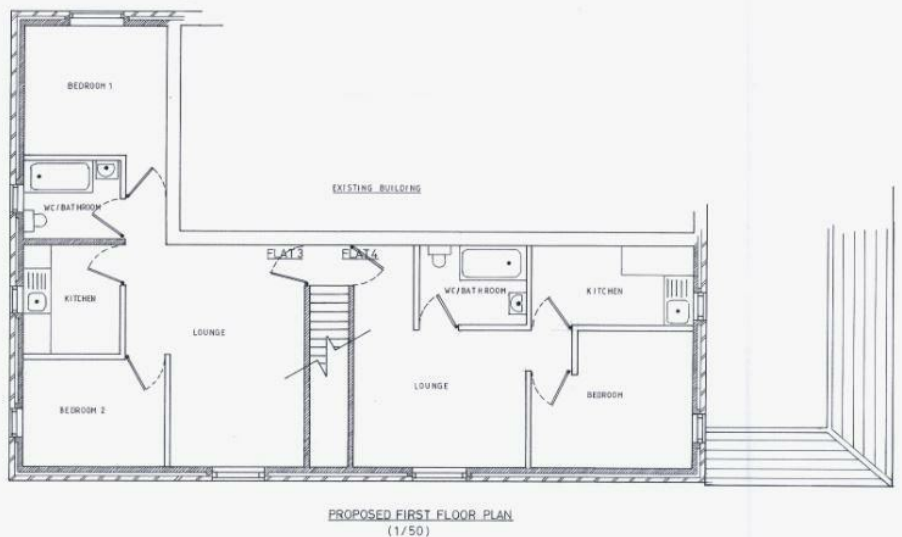
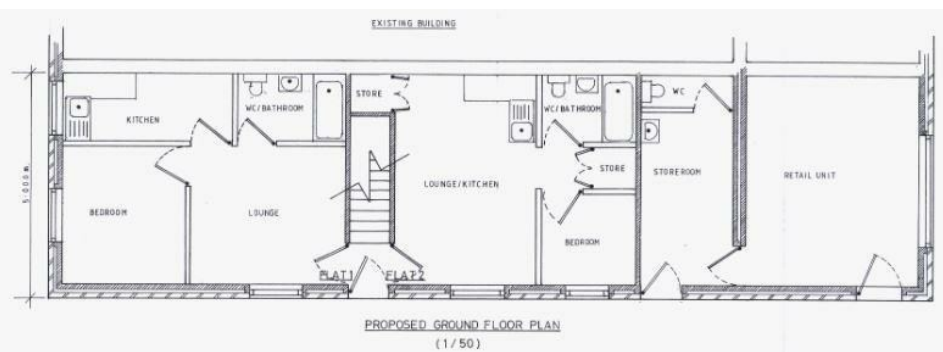
## Road Map



## Hybrid Map



## Terrain Map



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.