



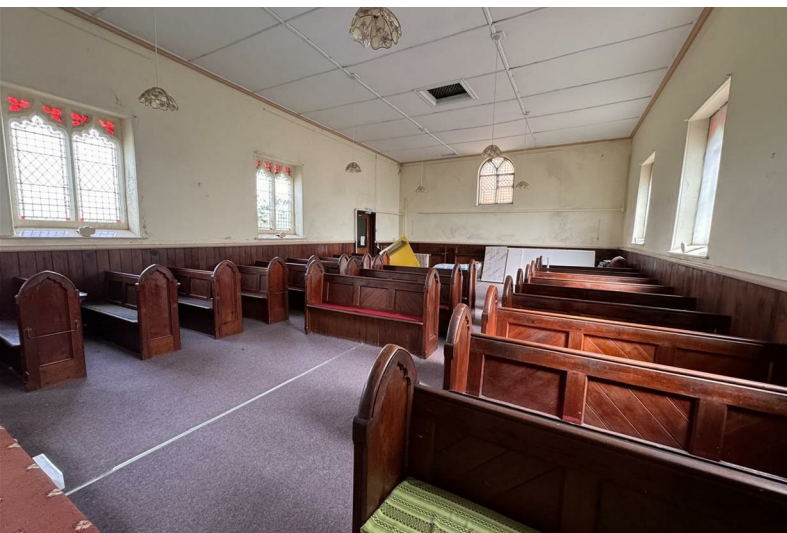
## Former United Reformed Church Eardswick Lane

1578.00 sq ft

Minshall Vernon, Crewe, CW1 4RH



Asking Price £100,000 plus



# Former United Reformed Church Eardswick Lane CW1 4RH

For Sale by public auction on Monday 9th September 2024 at 6.30pm. The Double Tree by Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ. Live online bidding available.



## Description

A grade II listed former church property consisting of a main hall, side kitchen / staff area, external toilets and store. There is a gravelled area to the front of the premises for 1-2 cars to pull in.

## Location

Minshull Vernon is one of the villages on the outskirts of Crewe with this property being located on Eardswick Lane close to the junction with Cross Lane and Brookhouse Lane.

## Accommodation

Main Hall : 1,096 sq ft (101.84 sq m)

Kitchen / Staff Area : 340 sq ft (31.61 sq m)

External toilets

External store (not inspected) : 142 sq ft (13.13 sq m)

Total : 1,578 sq ft (146.58 sq m)

## Services

Electricity and water are understood to be available subject to any reconnection which may be necessary. However, we believe the chapel is not connected to mains drainage and water disposal is by way of a soakaway.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

In its current use as a church the property is not listed for business rates but would need to be re-assessed dependant on use.

The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure - Freehold

Freehold with vacant possession.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Common Auction Conditions

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

## Buyers Administration Fee

A buyers administration fee of £1,000 plus 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.

## Auction Viewing

To view this lot, please contact the selling office.

## Internet, Telephone & Proxy Bidding

Interested in this lot but can't attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email [auction@bjbmail.com](mailto:auction@bjbmail.com). Further details are available in the catalogue.

## Addendum

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

## Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum

price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Reserve Price

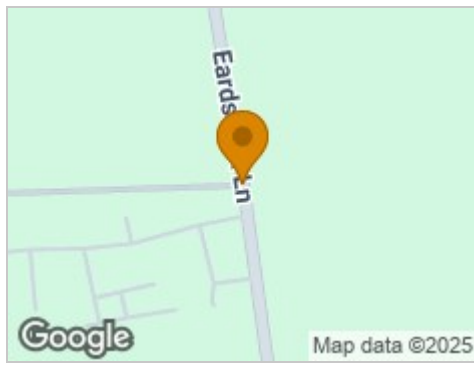
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.