

# for sale

**m**ounsey  
chartered surveyors

## FORMER SCHOOL / DEVELOPMENT OPPORTUNITY

515 CREWE ROAD,  
WHEELOCK, SANDBACH HEATH,  
CHESHIRE, CW11 3RX



### SITE AREA 0.628 ACRES GROSS

Approx. Gross Internal Area

- PERIOD BUILDING
- ROADSIDE VILLAGE POSITION
- RESIDENTIAL PLANNING POTENTIAL (SUBJECT TO PLANNING)

for more information please call

# 01782 202294

[www.mounseysurveyors.co.uk](http://www.mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**

Lakeside, Festival Way, Festival Park, Stoke on  
Trent, Staffordshire, ST1 5PU

## LOCATION

The property is located on Crewe Road in Wheelock village on the outskirts of the town of Sandbach. The town is accessed via the B5079 Crewe Road which gives access to the A5434 Wheelock Bypass and Sandbach to the north. Junction 17 of the M6 Motorway is approximately 1.5 miles to the north of the site with the town of Crewe being approximately 4 miles to the south west.

## DESCRIPTION

The property comprises a largely single storey former school of brick construction under a pitched and tiled roof. There is an adjoining two-storey former Caretaker's property also of brick elevations under a pitched tiled roof. The site is approximately 0.628 of an acre. The majority of the site is positioned within the village envelope and shows good potential for residential redevelopment, subject to necessary planning consents.

Alternatively the property is suitable for conversion to either residential or commercial uses, subject to the necessary consents and has excellent frontage onto Crewe Road.

## ACCOMMODATION

	Sq.Ft	Sq.M
Main Building	2,734	254
Caretakers House	936	87
<b>Total Floor Area</b>	<b>3,671</b>	<b>341</b>
<b>Site Area</b>	<b>0.628 acres</b>	

## TENURE

Freehold

## PRICE

£150,000

## RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Borough Council) on 0300 123 5500.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Borough Council).

## SERVICES

All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

## CONTACTS

Strictly via agents:

### Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

**Telephone: 01782 202294**

**Contact: Richard Mounsey**

**Email: [richard@mounseysurveyors.co.uk](mailto:richard@mounseysurveyors.co.uk)**

Or

### Daniel & Sons

**Contact: Bruce Daniel 01538 385490**

Mounsey Surveyors Limited Conditions under which Particulars are issued

Messrs Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii) no person in the employment of Messrs Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

