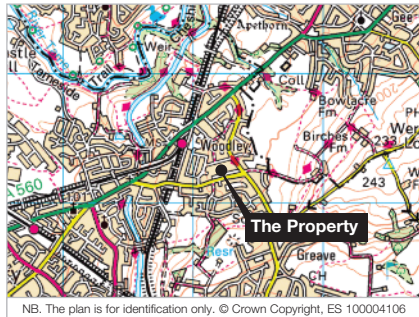


# Stockport

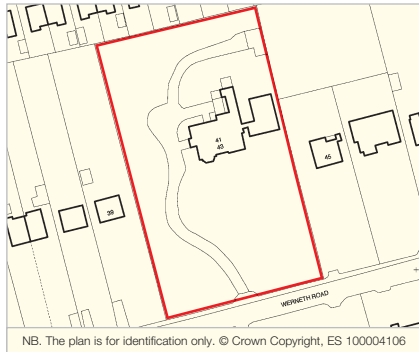
## 41 Werneth Road, Woodley, Cheshire SK6 1HP

- **A Freehold Detached Fifteen Bedroom Former Care Home**
- Occupying a Site extending to Approximately 0.51 Hectares (1.25 Acres)
- Possible Development Potential subject to obtaining all necessary consents

### BY ORDER OF MORTGAGEES



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### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 5.00 – 5.45 p.m. These are open viewing times with no need to register. (Ref: MW). You are advised to bring a torch to the viewing.

### Seller's Solicitor

Messrs Shoosmiths (Ref: B Hawthorn).  
Tel: 01604 543430.  
Email: beth.hawthorn@shoosmiths.co.uk

### Freehold Former Care Home



### Tenure

Freehold.

### Location

The property is situated to the north of Werneth Road, equidistant to its junctions with Ashdown Avenue and Pennine Road. Woodley offers a range of local shops whilst more extensive shopping and facilities are available within Manchester city centre being approximately 10 miles to the north-west. Woodley Rail Station also provides direct access to Manchester Piccadilly with journey times of approximately 25 minutes. In addition, the open spaces of the Peak District are easily accessible via the A57 and A6.

### Description

The property comprises a former care home occupying a site extending to approximately 0.51 hectares (1.25 acres). The property itself is arranged over lower ground, ground and first floors. The grounds provide car parking to the front and an outbuilding.

### Accommodation

**Lower Ground Floor** – Boiler Room/Storage

**Ground Floor** – Reception Room, Kitchen, Pantry, Eight Bedrooms, Storage, Laundry Room

**First Floor** – Lounge, Seven Bedrooms, Storage Room, Bathroom (not fitted), Separate WC and Shower, Shower Room

**Site Area 0.51 Hectares (1.25 Acres)**

### Planning

Local Planning Authority: Stockport Metropolitan Borough Council.  
Tel: 0161 474 3896.

The property may afford potential for redevelopment or demolition and erection of a greater number of dwellings, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.