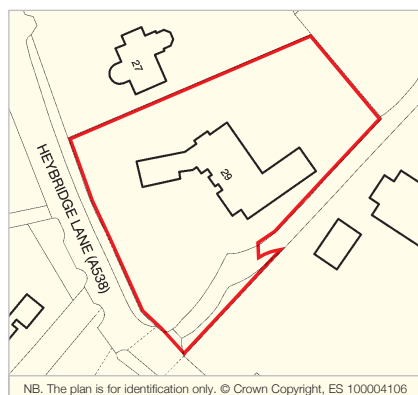


Prestbury **29 Heybridge Lane,** **Camps Mount,** **Macclesfield,** **Cheshire** **SK10 4ES**

- **A Freehold Detached House**
- Six Bedroom Accommodation including an Indoor Swimming Pool, Sauna, Gym and Jacuzzi
- Large Garden and Triple Garage
- Subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved
£12,000 per annum (equivalent)

On the instructions of A Kisby MRICS and T Wilkins MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

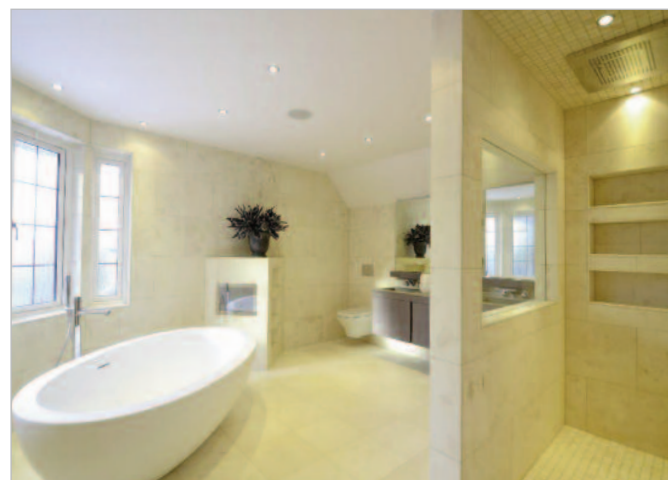
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Seller's Solicitor

Messrs Foot Anstey (Ref: Amy Tesdale).
Tel: 0117 915 4700.
Email: amy.tesdale@footanstey.com

Freehold House



Tenure

Freehold.

Location

The property is situated towards the middle of Heybridge Lane, approximately half a mile to the east of Prestbury town centre. Prestbury is approximately three miles to the north of Macclesfield and 16 miles to the south of Manchester. Prestbury Rail Station is 0.5 miles to the north and provides direct access to Manchester Piccadilly in approximately thirty minutes. Junction 19 of the M6 Motorway is approximately 14 miles to the west, providing access north and south.

Description

The property comprises a gated detached house set over three storeys beneath a pitched roof. The property benefits from a triple garage with living/leisure space above.



Accommodation

The property was not internally inspected by Allsop. The following information was listed on historic sales details. We are informed that the property provides:

Six Bedrooms, Large Open Breakfast Room/Kitchen, Dining Room, Drawing Room, Lounge, Leisure Facilities (including Sauna, Jacuzzi, Gym and Swimming Pool)

Site Area Approximately 0.33 Hectares (0.81 Acres)

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st June 2017 at a rent of £1,000 per calendar month (£12,000 per annum).

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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



LOT
214A