

266 STOCKPORT ROAD, TIMPERLEY



£500,000



A detached late Victorian building originally Timperley Village School

DEVELOPMENT OPPORTUNITY: Within the heart of the village a detached late Victorian building originally Timperley Village School subsequently Bowdon Preparatory School with an established educational use ideal as Nursery although suitable for a variety of uses.

Excellent location. Site approaching 1/4 of an acre.

HALE BARNES

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HALE

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TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

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DIRECTIONS

POSTCODE: WA15 7UT

The property almost faces our Timperley Office.

DESCRIPTION

Originally Timperley Village School the property was until very recently occupied by Bowdon Preparatory School for the infants section. The school has now moved to larger premises on Ashley Road in Altrincham.

The property therefore has an established use for educational purposes from which it is ideal and would be a perfect opportunity for use as a Nursery school.

However, it is also suitable for a variety of other purposes subject to the necessary approvals.

Typical of the Victorian era the property features coved ceilings with in particular an impressive central school hall, the heart of the building with class rooms to the perimeter.

To the rear is an enclosed playground measuring approximately 60 x 85.

A rare opportunity to acquire a prominent building within the village centre.

FLOOR AREA

The building has a gross internal floor area of approximately 3000 sq.ft/279 sq.mtrs.

GROUND FLOOR

RECEPTION AREA

5'6 x 5'0 (1.68m x 1.52m)

MAIN HALL

52'3 x 22'0 (15.93m x 6.71m)

SIDE ROOM I

12'0 x 9'0 (3.66m x 2.74m)

REAR HALL

6'6 x 6'0 (1.98m x 1.83m)

CLASS ROOM 2

20'3 x 13'9 plus 4'6 x 13'9 (6.17m x 4.19m plus 1.37m x 4.19m)

STORE ROOM AND WC

CLASS ROOM 3

18'0 x 15'0 (5.49m x 4.57m)

TWO WCS

STAFF CLOAKROOM

BOILER ROOM

INNER HALL

15'0 x 6'0 (4.57m x 1.83m)

CLASS ROOM 4

16'6 x 15'0 (5.03m x 4.57m)

TWO WCS

KITCHEN

15'0 x 5'9 (4.57m x 1.75m)

STAIRCASE TO:



FIRST FLOOR

CLASS ROOM 5
16'6 x 14'9 (5.03m x 4.50m)

TWO WCS

STORE PLACE

OFFICE/STORE
11'6 x 9'0 (3.51m x 2.74m)

OUTSIDE

PLAYGROUND

Approximately 60 wide by 85 deep.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

RATEABLE VALUE

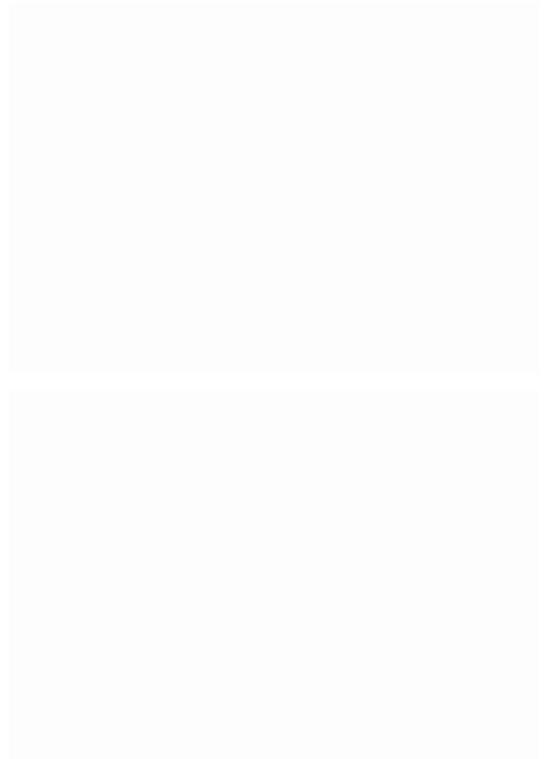
£14,250 per annum

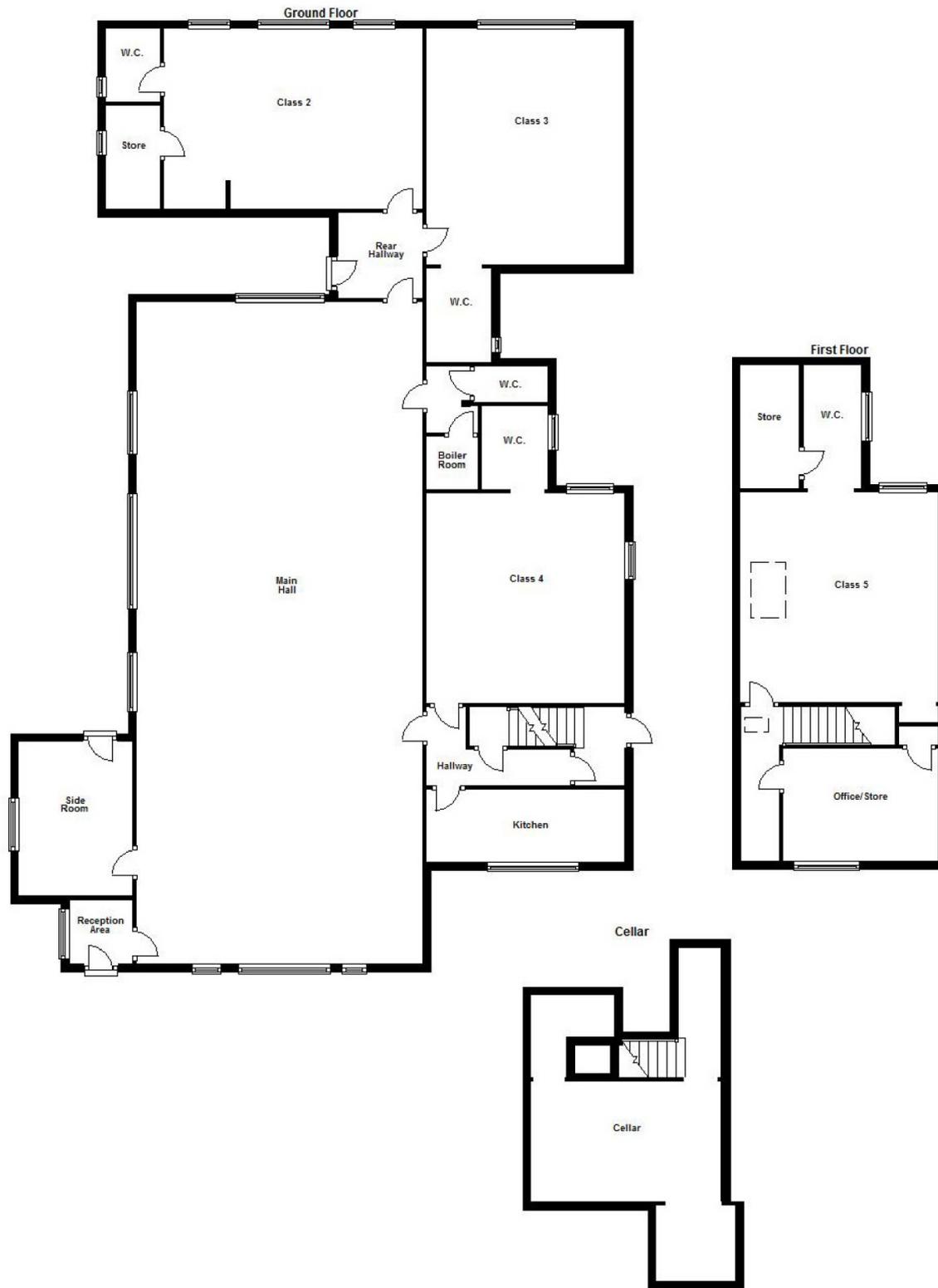
TENURE

We are informed the property is freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.





VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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