



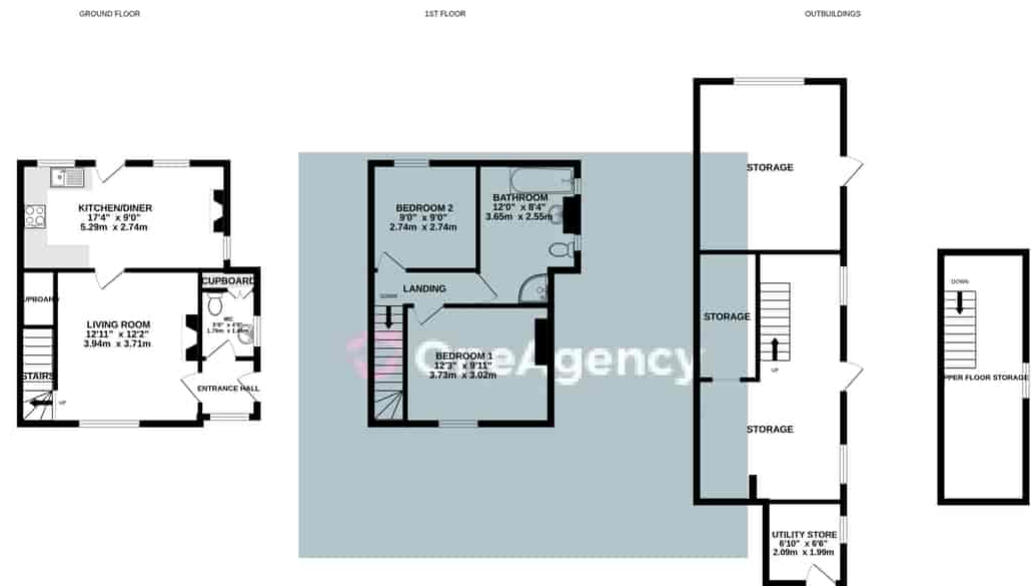
Farm Cottage, Crewe
Engines & Portree,
Warmingham



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Guide Price £1,000,000

A truly unique opportunity has arisen to acquire a site comprising two residential properties alongside a substantial commercial premises. The holding is offered across three individual titles.

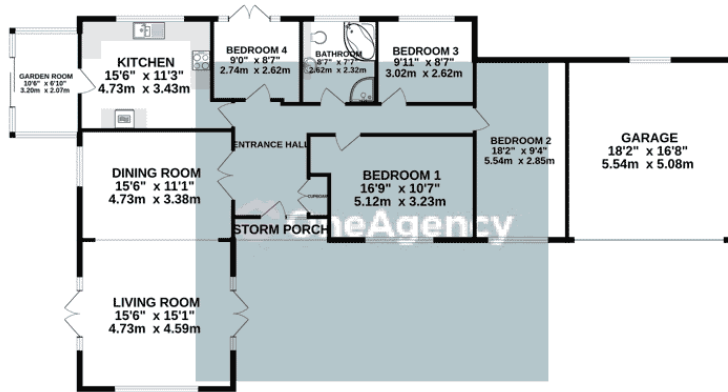
Farm Cottage - Title Number - CH380329 - A two bedroom end cottage with substantial outbuilding, with a total plot extending to approximately 7 acres.

Crewe Engines - Title Number - CH440288 - A substantial commercial property, site approximately 0.25 Acres.

Portree - Title Number - Title Number - CH440287 - A spacious detached bungalow with 3 / 4 bedrooms and garage. Site approximately 0.3 acres.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Crewe Engines - Main Building Overview

The main building is a substantial industrial premises of steel portal frame construction covered with steel profiled cladding sheeting. Natural light is available via 24 skylights. The main ground floor areas have a concrete slab finish. The main building also contains a mezzanine floor containing individual offices, storage and kitchen.

Access is gained to the main workshop area via four manually operated roller shutter doors (of approximately 4.00 metre width and clearance height of 4.65 metres). The workshop has a minimum eaves height of 5.00 metres and a maximum height of 6.90 metres.

Crewe Engines - Workshop Specification

The main workshop has high bay LED lighting fitted and is heated by warm air gas blowers (not tested). The main workshop building is alarmed and has a fire alarm system also installed (none have been tested).

Located off the main workshop is a separate store area with a smaller manually operated roller shutter door (of approximately 1.75 metre width and clearance height of 3.00 metres) and is racked out. This area is heated by a Benson warm air gas blower (not tested) and has fluorescent strip lighting.

Crewe Engines - Office and Staff Facilities

Also located adjoining the workshop is a trade counter and reception area, large storeroom, small storeroom, staff canteen and male and female toilets. These areas are heated via a gas fired central heating system and network of radiators (system not tested).

A flight of steel stairs situated within the workshop provides access to an enclosed mezzanine area consisting of a large open office/store area as well as Manager's office and kitchen.

Crewe Engines - Accommodation Schedule (Main Building)

Ground Floor
Main Workshop – 398.00 m2
Side Store Area – 36.60 m2
Trade Counter/Reception – 20.11 m2
Large Store Room off Trade Counter – 27.43 m2
Staff Canteen – 14.24 m2
Small Store – 5.85 m2
Male Toilets
Female Toilets
Mezzanine
Main Office/Store – 70.64 m2
Manager's Office – 14.06 m2
Kitchen – 13.69 m2
Total Floor Area – Main Building – 600.62 m2 (6,465 ft2)

Crewe Engines - Adjoining Workshop

Also included within the sale is an adjoining Workshop which can be accessed via 3 manually operated roller shutter doors (of approximately 4.00 metre width and clearance height of 4.30 metres). This unit is also of a steel portal frame construction covered with steel profiled cladding sheeting and has a solid concrete floor. Lighting is via a number of low bay halogen reflector lighting and natural light is available via 12 skylights.

The workshop has a minimum eaves height of 5.00 metres and a maximum height of 6.90 metres and has some racking in place.

Crewe Engines - External Areas

Externally there is also a carport with adjoining storage shed.

Accommodation

Workshop – 180.95 m2

Car Port – 81.90 m2

Storage Shed – 11.63 m2

The property also benefits from a significant amount of hardstanding and open storage land.

Agents Notes

25 Year overage terms relating to the land with 1 Warmingham Road & Farm Cottage.

- Delivering to the seller a 50% uplift of the increased value of the land as realised by any significant planning consent.
- The uplift would be calculated after deducting the original land purchase price and costs associated to achieving the planning permissions and
- This would be supported by a restriction against the title at the Land Registry by entering a direct covenant so that the overage is enforceable as a contractual obligation for the agreed period.

The main image is intended for identification purposes only and buyers should make their own enquiries in terms of boundaries etc.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.