



Farm Cottage, Crewe
Engines & Portree,
Warmingham Road,



OneAgency

01782 970222

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Guide Price £1,000,000

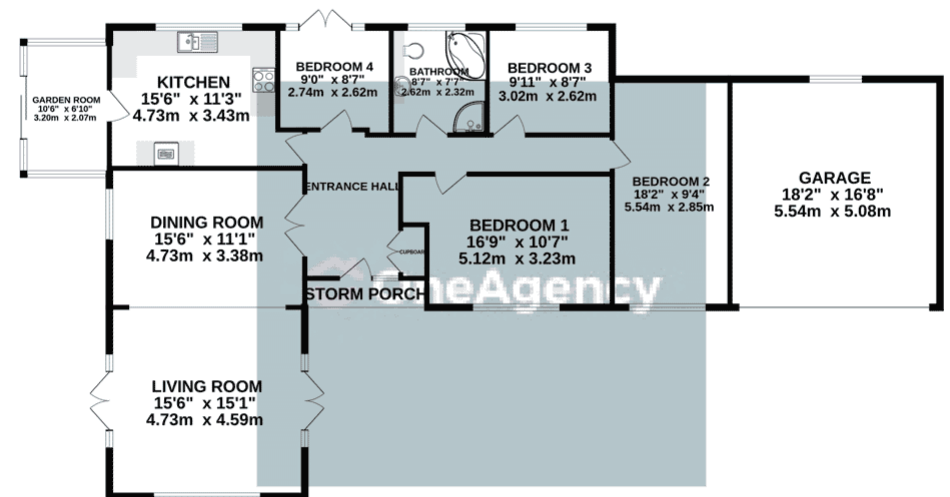
A truly unique opportunity has arisen to acquire a site comprising two residential properties alongside a substantial commercial premises. The holding is offered across three individual titles.

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(Details to follow).

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

GROUND FLOOR

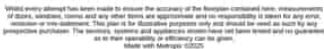




25 Year overage terms relating to the land with Farm Cottage.

- a. Delivering to the seller a 50% uplift of the increased value of the land as realised by any significant planning consent.
- b. The uplift would be calculated after deducting the original land purchase price and costs associated to achieving the planning permissions and
- c. 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.