

RORY MACK

ASSOCIATES



**BUERTON OLD SCHOOL &
OLD SCHOOL HOUSE, WOORE ROAD,
BUERTON, CHESHIRE, CW3 0DD**

**FOR SALE
£500,000**

- Detached commercial premises suitable for a wide range of uses
- Together with a period detached 3-bedroom residential property sitting in 0.3 acres
- Former school and school house original built in 1871
- Main road frontage and located within the rural hamlet of Buerton
- Commercial building extends to 2,162 sq ft with consent for retail use
- EPC: Old School - 125 (Band E) Old School House – 37 (Band F)



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WOORE ROAD, BUERTON

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GENERAL DESCRIPTION

Originally constructed in 1871 as 'Buerton British School' together with a headmasters house the properties continued to be used for educational purposes until the early 2000's. The school building was extended to the rear in the 1990's to create an additional classroom and toilets and now offers versatile accommodation that can be used for retail, office, treatment or alternative commercial uses (STP) where necessary. Both buildings are constructed from brick elevations supporting pitched clay tiled roof surfaces and retain many of their original decorative features. The properties are set back slightly from the main road and are situated within a 0.3 acre plot much of which is surfaced in tarmac providing ample onsite parking. There is also a more private area of garden land adjacent to the house and facing the village green. The vendors live in the house and operate their business from the old school and have enjoyed the rare privilege and benefit of being able to do so and are now reluctantly offering the property to the market due to work commitments out of the area.

LOCATION

The property is centrally located within the picturesque and sought-after hamlet of Buerton and is surrounded by open fields to the right and rear and the public green to the left. Audlem is the nearest village within which a wide range of amenities can be found and is approximately 2 miles to the west. Crewe town centre is 11 miles to the north.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

SERVICES

Both properties have independent oil-fired central heating systems, mains electricity, water and drainage connections. No services have been tested by the agents.

BUSINESS RATES/COUNCIL TAX

The Old School

Rateable Value:	£15,500
Rates Payable:	£7,734.50 pa (23/24)

Old School House

Council tax:	Band C
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ACCOMMODATION

Old School House

Ground Floor:

Entrance Hall:	-
Lounge:	12'9" x 11'9"
Dining Room:	16'0 x 12'9"
Kitchen:	7'6" x 15'9"
Rear Lobby:	-
Utility:	12'9 x 5'6"

First Floor:

Landing:	-
Bedroom 1:	12'3" x 12'0"
Bedroom 2:	16'0" x 13'3"
Bedroom 3:	6'0" x 6'6"
Bathroom:	7'6" x 8'0"

Buerton Old School

Retail area:	776 sq ft
Classes/workshop:	305 sq ft
Foyer/waiting area:	165 sq ft
Office:	121 sq ft
Store cupboard:	45 sq ft
Kitchen:	109 sq ft
Machine/workroom:	641 sq ft
Toilet:	-
NIA:	2,162 sq ft

PLANNING

On the 19th August 2011 Cheshire East Borough Council granted consent under Application Number 11/2088N for change of use from D1 (now F1(a)) to Mixed Use D1 and A1 (now E(a)) – retail. The Old School would also suit office use, day nursery, provision of health/medical services and other commercial uses, subject to planning where appropriate.

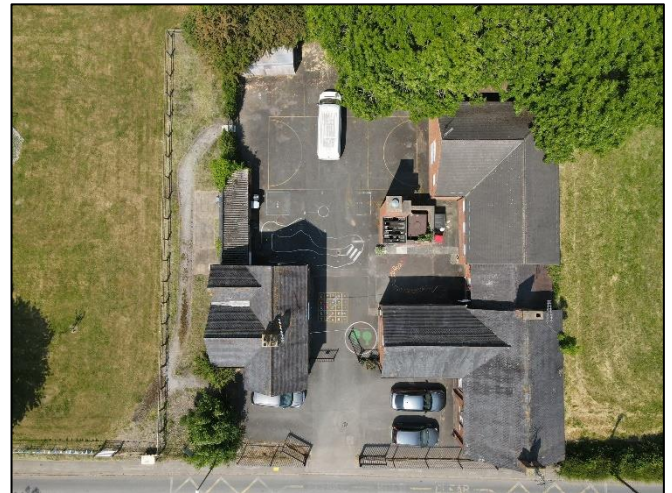
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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WOORE ROAD, BUERTON

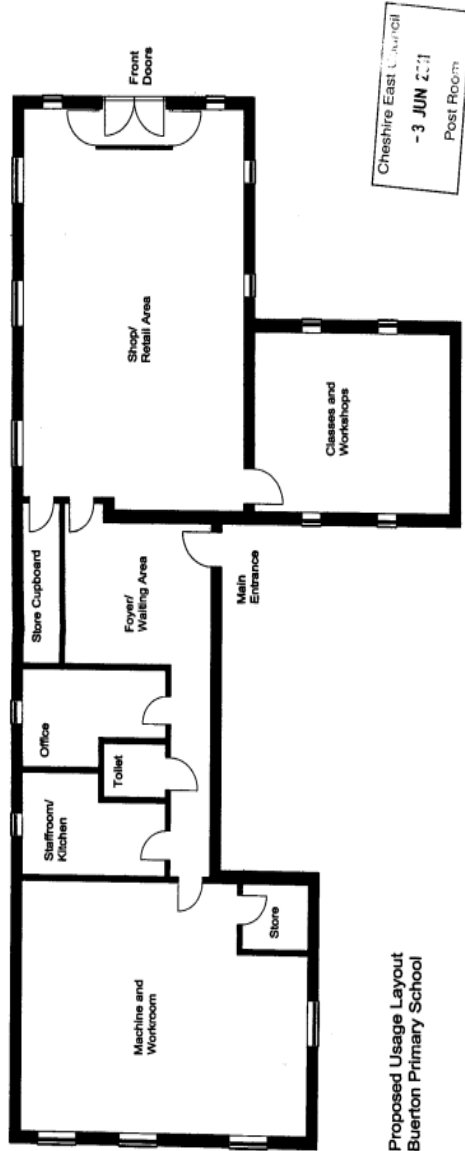
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Proposed Usage Layout
Buerton Primary School

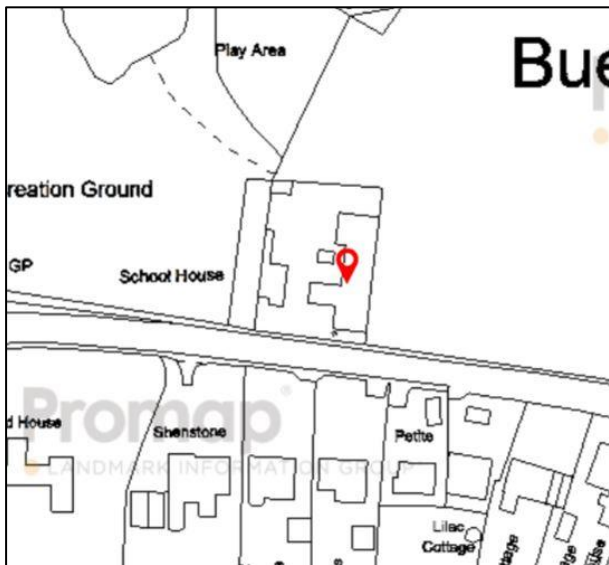
Cheshire East Local Authority
 - 3 JUN 2011
 Post Room

REVISIONS		TITLE	Project Name	Dwg No.
			Buerton Primary School, Woore Road, Buerton, Audern, Cheshire, CW3 0DW	BAC07 20111
		CLIENT	Prime Ability, Children's Trusts, Post 16 Support Unit, Warrington, St. Mary's, Warrington, Cheshire, SY13 7AJ	
		Scale	1:100	
		Date	28th May 2011	
		Drawn by	Paul Sharp MSc, BA (Hons) Spatial Design Consultant	
Note: All dimensions must be checked on site and any variations notified to designer				

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