

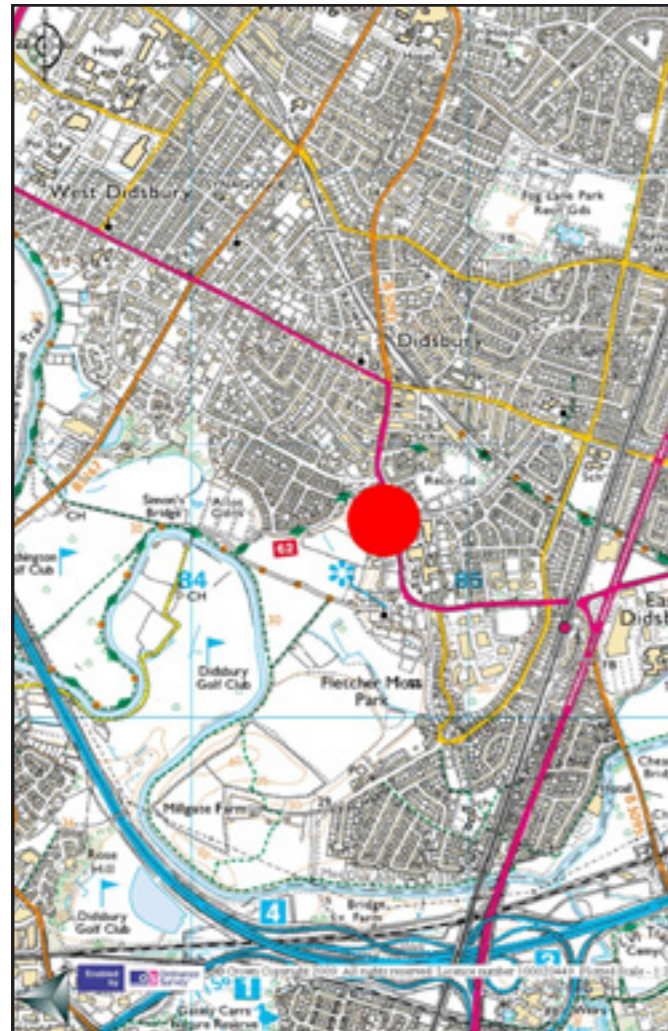
On the Instructions of Edward K Dry and Mark Swiers
Joint Fixed Charge Receivers

FOR SALE RESIDENTIAL DEVELOPMENT



**LAWNHURST
826 WILMSLOW ROAD
DIDSBURY
MANCHESTER
M20 2RN**

- Substantial detached property originally built in 1891.
- Converted to provide 12 apartments.
- Located on the southern edge of Didsbury Village.
- Site area of 0.50 hectares (1.23 acres).
- On-site car parking and extensive mature gardens.



LOCATION

The property is located on the western side of the A5143 Wilmslow Road on the edge of the centre of Didsbury Village.

Didsbury is a popular residential suburb which benefits from a thriving centre containing a mix of local traders and national multiples together with a number of bars and restaurants. It is situated approximately 5 miles to the south of Manchester city centre and is well connected via the A34 Kingsway which connects into the M60 Orbital Motorway circa 1 mile (0.5km) to the south east. Rail services are provided via East Didsbury Railway Station.

Misrepresentation Act 1967:

Sanderson Weatherall for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

- 1 These particulars do not constitute part of an offer or contract.
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Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

Sanderson Weatherall Limited

Registered In England company number 4870380.
Registered Office 25 Wellington Street Leeds LS1 4WG.

March 2009

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Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



DESCRIPTION

An excellent opportunity to purchase a substantial character property which has been converted to provide 10 two bedroom apartments, 1 three bedroom apartment and 1 four bedroom apartment.

It comprises a detached three storey, plus basement, property of brick construction beneath a multi pitched slate covered roof. The elevations incorporate detailing such as stone quoins, parapets and plat bands together with mullions and stone heads to the windows. We understand the roof was replaced when the property was converted to its present use.

The building is accessed via a main entrance hall and the apartments are arranged around an impressive central lobby area which incorporates original features such as timber panels and stained glass windows.

The apartments contain fitted kitchens and bathrooms, wall mounted radiators served by gas fired boilers, timber framed double glazed windows, burglar alarms and video entry systems. Some of the apartments have private balconies.

ACCOMMODATION

We have been provided with the following gross internal floor areas:

	SQ M	SQ FT
Apartment 1	80.58	867
Apartment 2	116.41	1,253
Apartment 3	120.91	1,301
Apartment 4	132.57	1,414
Apartment 5	133.22	1,434
Apartment 6	156.60	1,686
Apartment 7	91.94	990
Apartment 8	104.50	1,125
Apartment 9	96.41	1,038
Apartment 10	110.12	1,185
Apartment 11	89.26	961
Apartment 12	92.01	990
Communal Areas	183.75	1,978
TOTAL	1,508.28	16,222

SERVICES

We understand that mains electricity, water, gas and drainage are connected to the property.



THE SITE

The building is set within extensive landscaped grounds, including mature trees, extending to 0.5 hectares (0.23 acres). A macadam covered car parking area provides scope for adequate parking for each apartment together with visitor and disabled spaces.

TOWN PLANNING

The property is situated within the Didsbury St James Conservation Area under the Manchester City Council Unitary Development Plan adopted 1995. Interested parties should make their own enquiries of Manchester City Council.

TENURE

We understand that the property is held Freehold.

GENERAL

The information contained herein has been obtained from oral enquiries of the relevant authorities and from the vendor's records where applicable. We, therefore, advise that interested parties verify the accuracy of this information by contacting the respective authorities and by taking legal and other advice.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

VAT

All figures quoted shall, in all cases, be deemed to be exclusive of VAT, and VAT will be added where applicable. Similarly, unless otherwise stated, any other offer made will be deemed to be exclusive of VAT.



GUIDE PRICE

Offers are invited.

FURTHER INFORMATION AND VIEWINGS

For further information please contact either Frank Taylor or John Goodchild at Sanderson Weatherall.

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SUBJECT TO CONTRACT

PLANS NOT TO SCALE