



The Stables, Joel Lane, Werneth Low, Glee Cross Hyde SK14 5LN

Offers Over £400,000.00

Subject to contract

- Stone Stable Building & Land
- Development Potential Subject to Planning
- Developer Option Agreement Considered
- Roadside Frontage onto Joel Lane
- Established Housing either side and opposite of site
- Water & Electric Connected to the Stable

**O'Connor
Bowden**

www.oconnorbowden.co.uk

Estate Agents, Lettings & Management

Telephone: **0161 406 0044**

PROPERTY DESCRIPTION:

A stone built stable block providing stabling for 4 horses with a separate tack room and two grass paddocks with stone walling and fencing.

DEVELOPMENT POTENTIAL – Subject to Planning:

The property is being sold as a Stable unit with Land. It may be possible for the Land to be redeveloped for alternative use, subject to planning and contract.

SITUATION:

Located on the upper end of Joel Lane very close to Werneth Low Country Park, with established, substantial-sized housing to either side and opposite.

SITE AREA:

Estimated at 2.096 Acres
(0.848 Hectares / 8,484 square metres).

ORIENTATION:

Below we have described the orientation of the site and the neighbouring property.

- North, North-East & East:- Open fields, farmland and countryside.
- North & North West: - Established private residential housing.
- West & South West: - Joel Lane and established private residential housing beyond.
- South & South East: - Established housing.

PROPOSED TERMS OF SALE:

Our clients are offering 'for sale' a Stone Stable Building with two grass paddocks for an asking price of offers over £400,000, subject to contract, for sale by means of private treaty. Any sale is subject to a development overage covenant. Written details are available on request.

TENURE:

We understand the tenure to be Freehold.

UTILITY SERVICES:

Mains water and electricity is installed to the Stable building.

CURRENT USE & LEASE:

The property is currently tenanted on a short-term Lease.

VIEWING & ACCESS:

The property and land is currently tenanted. Please do not enter the property without an appointment.

Viewing is STRICTLY BY APPOINTMENT with O'Connor Bowden. Telephone: 0161 406 0044.

AGENT:

All enquiries to be directed to the principle agent;

Stephen Bowden

T: 0161 406 0044 / 07760 759 516

E: stephen.bowden@oconnorbowden.co.uk

O'Connor Bowden

Bank Chambers, 1 Compstall Road,

Romiley, Stockport SK6 4BT

SUBJECT TO CONTRACT SALE TERMS:

Unless otherwise agreed, this property is offered for sale by means of private treaty and on subject to contract terms.

POSSESSION TERMS:

This property is offered with vacant possession on completion.

SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all. O'Connor Bowden are NOT Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to the title or other legal issues that may affect this property.

GALLERY:



Entrance from Joel Lane, Werneth Low.



Stone Stable Building.



Stable Yard.



Field One from Driveway.



Field Two from Stable Yard.



Field Two.



View of Stable from back of Field Two.

About O'Connor Bowden:

O'Connor Bowden is a group of privately owned companies providing client services in Lettings, Property Management, Estate Agency, Property Investment, Development, PRS Fund Management, Building Management & Maintenance.

Our Service:

Since 2003, our focus has been people, their homes and their property investments. Our role is quite simple, we assist with or need of a property, from finding a new home, selling a development or investing in the future.

Letting & Management:

We manage an extensive range of homes and properties throughout Greater Manchester and Cheshire., let to Professional and Corporate Tenants.

Estate Agency:

Our Estate Agency services will help you sell your home quickly and efficiently.
Thinking of selling your home, arrange a free valuation NOW!

Investment Property:

Since 2003 O'Connor Bowden has sourced and sold 1,000s of new build and re-sale residential investment properties in Manchester and Cheshire to UK landlords and investors.

Developments:

We act for and often partner developers to manage pre-sales, off-plan sales and site sales of new-build property to investors and homeowners.

Call us?

If you have property requirement, selling, purchasing, letting or managing, please contact Stephen Bowden or Tracey Bowden for free friendly informal advice—0161 406 0044.

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DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded