



**MELLER SPEAKMAN**

SINCE 1836

## TO LET BY INFORMAL TENDER

MOSS LANE FARM, LOSTOCK GREEN, NORTHWICH, CW9 7TG

5 Bedroom Farmhouse in a private rural setting with a range of traditional outbuildings and paddock.



Aus-Bore House  
19-25 Manchester Road  
Wilmslow, Cheshire SK9 1BQ

+44 (0)1625 468780  
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## MOSS LANE FARM

A detached farmhouse situated in a rural location in need of complete modernisation throughout. Set over three floors, the property benefits from a generous 1.48 acre garden, double garage, 0.95 acre paddock and a range of traditional outbuildings which are also in need of restoration.

### LOCATION

Lostock Green is a popular village with excellent communications with surrounding towns and cities. The market town of Northwich is just 5 miles away offering a full range of local amenities/services. The property also benefits from excellent links to the M6 and M56 motorways, affording easy access to Manchester Airport and the city centre.

### THE PROPERTY

Briefly consists on the ground floor of a main door leading into a living room, dining room, lounge, study, hallway leading down to a cellar, sitting room, kitchen, utility room and downstairs bathroom. The first floor is accessed by one main staircase; this leads to 5 bedrooms and a family bathroom. There is also a large usable attic space accessible by a further staircase.

### LEASE DETAILS

The property is being offered on a Full Repairing and Insuring Lease for a period of 10 years. The incoming tenant will be required to undertake a programme of refurbishment works to the property as set out in the schedule attached. The work is to be carried out to a strict timetable, which will be checked and monitored, by the Landlord and/or his agents. A copy of the schedule of works is available on request.

### VIEWING

Viewing is strictly by appointment only on the allocated viewing days which are;

Tuesday 24<sup>th</sup> May 2022 – 11am – 1pm

Monday 30<sup>th</sup> May 2022 – 2pm – 4pm

Thursday 9<sup>th</sup> June 2022 – 12pm – 2pm



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**INFORMAL TENDER**

The property is available to lease by Informal Tender. The tender document must be returned, in a sealed envelope, FAO; Sarah Carden c/o Meller Speakman, Aus-Bore House, 19-25 Manchester Road, Wilmslow, Cheshire, SK9 1BQ by no later than 12 noon on Friday 17<sup>th</sup> June 2022.

Energy Efficiency Rating Band: F

Council Tax Band: G

Oil Central Heating

Mains Electricity

Mains Water Supply

Deposit: TBA

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