



MELLER SPEAKMAN

SINCE 1836



TO LET

BY INFORMAL TENDER



Springbank Farm, Birches Lane, Lostock Green, Northwich, Cheshire,
CW9 7SL

“Large 4-bedroom farmhouse in a private rural setting with traditional farm buildings and associated yard area, in all approximately 2 acres.”

Offered to let by Informal Tender - Tender Date: 13th October 2023 at 12 noon

+44 (0)1625 468780
www.mellerspeakman.com

DESCRIPTION

A detached character farmhouse situated in a semi-rural location, in need of modernisation. Set over three floors, the property benefits from generous enclosed walled gardens, traditional farm buildings and a large yard area.

SITUATION

Lostock Green is a popular village with excellent communication links to the surrounding areas. The market town of Northwich is just 2 miles away, offering a full range of local amenities and services. The property also benefits from excellent links to the M6 and M56 motorways, affording easy access to Manchester airport and the city centre.

Please note that this property will be impacted by the construction of HS2 – plans available via www.hs2.org.uk

FARMHOUSE

The property briefly comprises: entrance hallway with original tiled floor, door off into recently modernised kitchen with log burner, leading to office space, downstairs shower room, back door and porch out. The entrance hall also leads to the main reception room with tiled floor and fireplace, second reception room with tiled floor and utility room to the rear. Stairs to the first floor open out onto a large landing leading to, large master bedroom with original feature fireplace and airing cupboard, two further double bedrooms and a box room together with a family bathroom with bath, sink, W.C.

The farmhouse is in need of modernisation. The incoming tenant will be required to undertake a program of refurbishment works to the farmhouse and traditional farm buildings as set out in the Schedule of Works. The property is let unfurnished and as seen.



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Aus-Bore House, 19-25 Manchester Road, Wilmslow, Cheshire SK9 1BQ
info@mellerspeakman.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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LEASE DETAILS

The property is being offered on a 10-year Full Repairing and Insuring Lease. The incoming tenant will be required to undertake a programme of refurbishment works to the property as detailed in the Schedule of Works attached. The works are to be carried out to an agreed timetable, which will be checked and monitored by the Landlord and/or his agents. A copy of the draft lease is available on request. The incoming Tenants will be responsible for the legal fees in drafting the lease (circa £1,200 = VAT).

SERVICES

Mains Electricity

Mains Water Supply

Septic Tank

LPG Central Heating

INFORMAL TENDER

The property is available to rent by Informal Tender. The tender document must be returned, in a sealed envelope, FAO; Sarah Carden c/o Meller Speakman, Park View Business Park, Combermere, Whitchurch, SY13 4AL no later than 12 noon 13th October 2023.

VIEWING

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

- 19th September 2023 - 10am -3pm
- 26th September 2023 - 10am - 3pm



COUNCIL TAX

Council Tax Band E

Local Authority - Cheshire West and Chester

ENERGY PERFORMANCE CERTIFICATES

EPC Rating F

WAYLEAVES AND RIGHTS OF WAY

INOVYN retains the right for 24-hour access across all tracks at the property.

DIRECTIONS AND ACCESS

Leave the M6 at Junction 19 and follow the A556 Chester Road towards Northwich for approximately 5 miles. At the roundabout go all the way round and back down the A556. After approximately half a mile take the left turn onto Birches Lane. The property is the first property on the left-hand side after approximately 300 yards.

For further details, please contact:

Lauren James

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Email: lauren.james@mellerspeakman.com



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