

Highway Garage, Holmes Chapel Road, Lower  
Withington, SK11 9DT



A MOST ATTRACTIVE 1930s DETACHED HOUSE WITH DISTANT VIEWS TO THE REAR AND ADJOINING GARAGE WITH EXTENSIVE FORECOURT CURRENTLY USED FOR CAR SALES WITH EXCELLENT ROAD FRONTAGE AND POTENTIAL TO REDEVELOP (SUBJECT TO PLANNING PERMISSION).

35/37 Princess Street, Knutsford, WA16 6BP  
Telephone: (01565) 632618 e mail: [knutsford@mellerbraggins.com](mailto:knutsford@mellerbraggins.com)

CHARTERED SURVEYORS VALUERS LAND AGENTS  
AUCTIONEERS AND ESTATE AGENTS

Lower Withington is a most attractive and sought after rural location enjoying far reaching views towards the Peak District yet is convenient for a wide range of local centres together with the motorway network.

The sale of Highway Garage provides a rare opportunity to acquire a most attractive, traditional 1930s detached house with adjoining garage and forecourt which is currently used for car sales. The total site area extends to 0.46 acre (0.18 ha) or thereabouts and also provides tremendous potential to be redeveloped (subject to planning permission).

The house itself is warmed by oil fired central heating complemented by double glazed windows and is briefly arranged as follows: Entrance Hall, Lounge with living flame gas fire, separate Dining Room, Kitchen, Cloakroom/WC, Rear Porch/Study and Utility Room. To the first floor the landing leads to three well proportioned Bedrooms and Bathroom. Outside, there are lawned gardens to the front and rear with open views over adjoining countryside.

The garage comprises a large covered forecourt, the garage building itself extending to approximately 2,042 sq ft or thereabouts with Main Reception Office, separate Office, L Shaped Garage/Workshop, further Workshop and Storage Room. There is also a first floor upper Storage Area together with an external Ladies' and Gentlemen's WC.

Lower Withington is a fine rural location which is conveniently situated within easy motoring distance of such good centres as Alderley Edge (6 miles), Wilmslow (8 miles), Knutsford (7 miles) and Macclesfield (6 miles). Junction 18 of the M6 motorway is about 7 miles away and Manchester International Airport can be reached within 30 minutes under normal motoring conditions.

**DIRECTIONS:** From Knutsford proceed out of town along Chelford Road (A537) towards Chelford. At Chelford roundabout turn right onto Holmes Chapel Road (A535) towards Jodrell Bank. Having passed the turn for Jodrell Bank on the right hand side continue for a short distance where Highway Garage will be found on the left hand side just prior to the junction with Long Shoot Road.

## ACCOMMODATION

### GROUND FLOOR

Double doors open to an enclosed porch. Front door with stained and leaded glass opening to:

**ENTRANCE HALL** With radiator and staircase rising to the first floor.

**LOUNGE** 12'6" x 12'0" (3.81 x 3.66m) Fireplace with living flame gas fire, television aerial connection, double radiator and windows to two elevations.



**DINING ROOM** 16'1" x 12'0" (4.90 x 3.66m) into bay. Open fireplace, radiator, television aerial connection and bay window to the front elevation.

**KITCHEN** 12'0" x 8'0" (3.66 x 2.44m) Fitted base and wall units with ample working surfaces incorporating 1½ bowl sink and drainer with mixer tap. Built in stainless steel electric oven and four ring ceramic hob with four ring extractor hood above. Integrated refrigerator, fridge freezer and plumbing for automatic washing machine. Part tiled walls, ceramic tiled floor, worktop lighting, radiator and window to the rear elevation.



**REAR VESTIBULE** With ceramic tiled floor and pantry.

**CLOAKROOM** With low level WC and ceramic tiled floor.

**REAR PORCH/STUDY** 10'0" x 6'1" (3.05 x 1.85m) Ceramic tiled floor, radiator, window to the rear elevation and door opening to the outside.

**UTILITY ROOM** 10'5" x 7'0" (3.18 x 2.13m) Floor mounted Worcester oil fired central heating boiler and access to the roof void.

### FIRST FLOOR

**LANDING** With access to the roof void, single radiator and windows to two elevations.

**BEDROOM 1** 12'7" x 12'0" (3.84 x 3.66m) Television aerial connection, radiator and window to the front elevation.

**BEDROOM 2** 12'1" x 8'3" (3.68 x 2.51m) Single radiator and window to the rear elevation.

**BEDROOM 3** 12'1" x 7'9" (3.68 x 2.36m) Single radiator and window to the front elevation.

**BATHROOM** Fitted suite comprising panelled bath with electric shower, pedestal wash basin and low level WC. Fully tiled walls, single radiator, vinyl floor covering and window with obscured glass to the side elevation.

## OUTSIDE

To the front is a lawned garden area whilst to the rear is a lawned garden with delightful open views over adjoining countryside. There is a large **TIMBER SHED** together with a plastic oil storage tank.



## GARAGE

The Garage comprises a large covered forecourt with a wide frontage to Holmes Chapel Road. The garage building comprising:

**MAIN FRONT RECEPTION** 23'1" x 12'8" (7.04 x 3.86m)  
**SEPARATE OFFICE** 16'7" x 6'9" (5.05 x 2.06m)



**GARAGE/WORKSHOP** 29'4" x 19'1" (8.94 x 5.82m) and 24'3" x 24'0" (7.39 x 7.32m) (L-shaped room) With roller shutter door and access to the first floor **STORAGE AREA**.

**REAR WORKSHOP** 25'1" x 12'2" (7.65 x 3.71m) With sliding door.

**LEAN TO STORAGE ROOM** 23'6" x 7'1" (7.16 x 2.16m)

In addition there is an external **LADIES & GENTLEMAN'S WC**. The total ground floor area of the Garage is 2,042 sq ft (or thereabouts).



## SERVICES

Mains electricity and water are connected. Oil fired central heating is installed. Drainage is to a septic tank.

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

## ASSESSMENTS

Council Tax – Band F  
Cheshire East Council

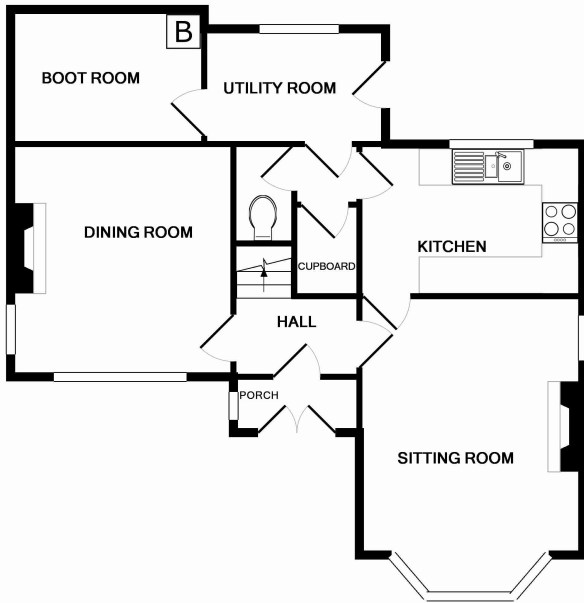
## TENURE

We are informed is freehold and free from Chief Rent however this detail has not been confirmed from the Title Deeds.

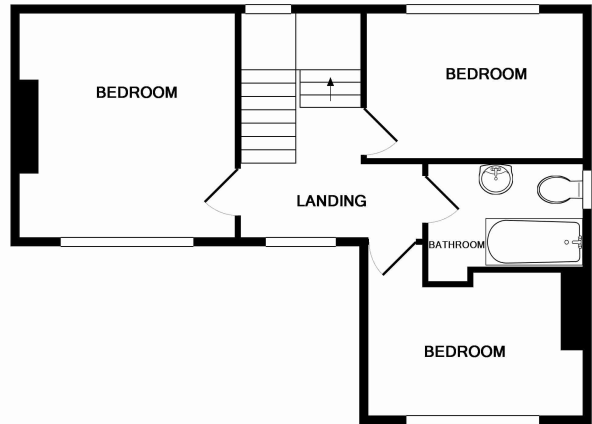
## ENERGY EFFICIENCY RATING (The house) – Band E

VACANT POSSESSION UPON COMPLETION

**PRICE: £590,000 SUBJECT TO CONTRACT**



GROUND FLOOR  
APPROX. FLOOR  
AREA 677 SQ.FT.  
(62.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 492 SQ.FT.  
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2014

KNUTSFORD: 01565 632618    MACCLESFIELD: 01625 434111    NANTWICH: 01270 625162  
 NORTHWICH: 01606 45514    STOCKTON HEATH: 01925 210021    TARPORLEY: 01829 733049    WILMSLOW: 01625 527181  
 RURAL SERVICES DEPARTMENT: 01565 830395



www.mellerbraggins.com  
 INDEPENDENT PROFESSIONALS SINCE 1836



Meller Braggins for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
 (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;  
 (ii) no person in the employment of Meller Braggins has any authority to make or give any representation or warranty whatever in relation to this property.