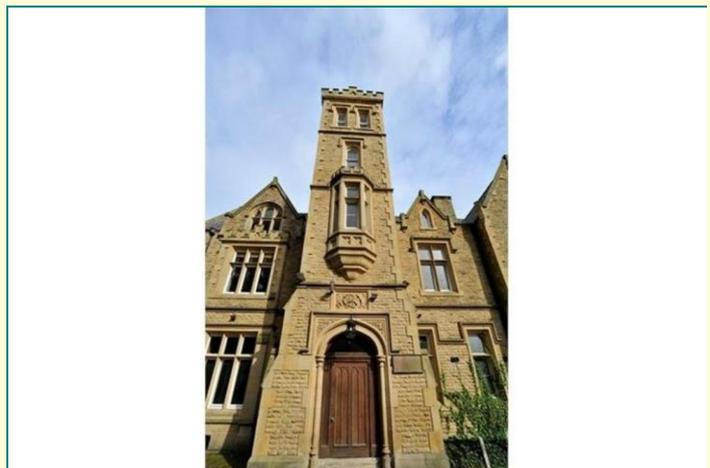




Bruntwood Park

Cheadle Cheshire SK8 1HX

Bruntwood Hall is an attractive, imposing period building that was originally constructed in 1861 and converted to offices in recent years. The accommodation is arranged over three and in addition there is a basement suitable for storage/ office use or further accommodation. The property has recently been refurbished to include new carpeting and decoration with oil fired central heating, many period features, impressive entrance hall including galleried landing and new feature lighting and is considered suitable for various uses subject to the necessary consent being obtained. A **MAGNIFICENT HOME OR DEVELOPMENT POTENTIAL**, an early viewing is a must.



Andrew J.
Dawson
Independent Estate Agents

Bruntwood Hall, Bruntwood Park, Cheadle, Cheshire, SK8 1HX

PURCHASE PRICE: £1,295,000

DESCRIPTION: We take great pleasure in offering for sale Bruntwood Hall, an iconic and imposing period building originally built in 1861. The property has been converted into offices over recent years but could be suitable for a variety of uses including residential subject to the relevant consent being obtained.

The main accommodation is arranged over 2 floors but in addition there is a large basement area and adjoining caretakers flat. A recent refurbishment programme has included new carpeting and decoration, but many stunning original period features remain. An early viewing is highly recommended!

LOCATION: Bruntwood Hall is located in the centre of Bruntwood Park which can be accessed via Schools Hill (B5358) which connects directly to Kingsway/ Handforth Bypass (A34), or via Bruntwood Lane which leads to Cheadle Road (A5149) connecting to Cheadle Village to the north of Cheadle Hulme to the south. Bruntwood Park is conveniently situated adjacent to the A34 which provides rapid access to the regions motorway network. Junction 4 of the M50 motorway is within 3 minutes drive and Manchester Airport within 10 minutes drive. Gatley/ Cheadle/ Hulme train stations are a short drive from the building and Stockport Intercity Station can be reached within 10 minutes by car. Numerous buses serve Cheadle village and the surrounding area. In addition, Cheadle Royal is located within 1/4 mile and offers a good range of leisure and retail facilities including TGI Fridays, Brewers Fayre, John Lewis, Sainsburys, Premier Travel Inn Hotel and the David Lloyd Racket & Fitness Centre.

CAR PARKING There are 13 adjoining car park spaces with additional significant pay and display parking available within a short walk.

ACCOMMODATION: As measured in accordance with the RICS Code of Measuring practice 6th Edition, the approximate net internal areas are as follows:-

12 OFFICE ROOMS GROUND FLOOR:

12 Office rooms - 4,271 sq ft (396.8sq m)

FIRST FLOOR:

10 Office rooms - 2,381 sq ft (221.2 sq m)

SECOND FLOOR:

8 Office rooms - 2,414 sq ft (224.3 sq m)

BASEMENT:

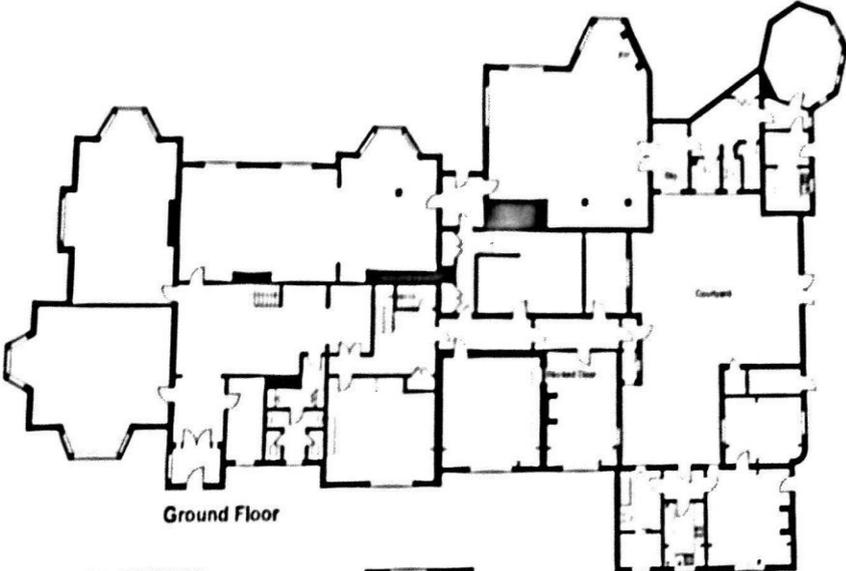
4 Storage rooms - 1,422 sq ft (132.1 sq m)

TOTAL NET INTERNAL AREA: 10,488 sq ft (974.4 sq m)

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

REF: 10680

Bruntwood Hall, Cheadle

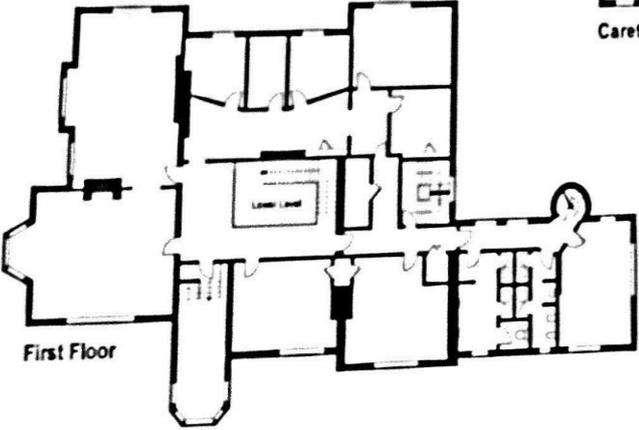


Ground Floor



Basement

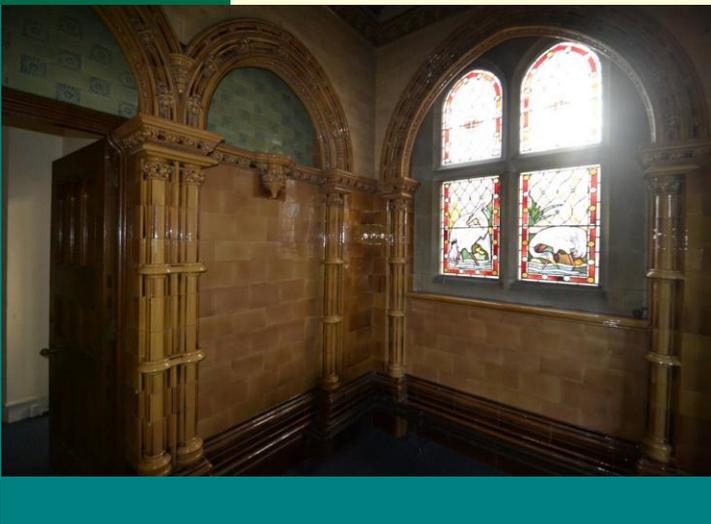
Caretaker Flat



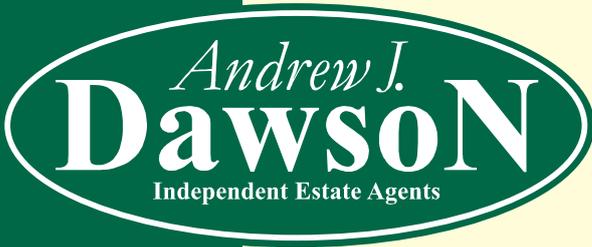
First Floor



Second Floor



Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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