



YEW TREE APARTMENTS, DAVENHAM RD, NORTHWICH, CHESHIRE, CW9 7RZ

- DETACHED BARN CONVERSION.
- CURRENTLY LAID OUT AS 6 APARTMENTS.
- PLOT OF APPROX. 0.62 ACRES
- FREEHOLD

Guide Price –
£600,000



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- Detached
- Close to Local Amenities
- Freehold
- Plot of approx 0.62 acres
- 2,650SQFT of accommodation
- Easy reach of M6, Junction 19
- 6 x apartments
- EPC of D59 – D67
- Secure off-road parking.

Location and Background

Located in the heart of the Cheshire countryside, Yew Tree Apartments are located on the outskirts of Davenham, Northwich. The apartments are within a barn conversion style property constructed of traditional brick and offer an excellent investment opportunity with the existing layout or potential conversion opportunity into a singular private residence (STP).

The Property was granted planning for the conversion of a redundant barn into 6 x Short Term Holiday lets with associated parking on 13/2/2001.

It has been operated as a successful commercial holiday let business to the present day.

Accommodation

The accommodation over two storeys is as follows;

- Apartment 1; One Bedroom, lounge/kitchen, shower room.
- Apartment 2; One Bedroom, lounge/kitchen, shower room.
- Apartment 3; One Bedroom, lounge/kitchen, shower room.
- Apartment 4; Two Bedrooms, lounge/kitchen, shower room.
- Apartment 5; One Bedroom, lounge/kitchen, shower room.
- Apartment 6; One Bedroom, lounge/kitchen, shower room.

The accommodation is of a good standard with vaulted ceilings to the first floor incorporating velux windows where possible to provide an abundance of natural light.

Services

Mains electricity, mains water and septic tank drainage services the combined apartment with each apartment having a sub-meter for electricity.



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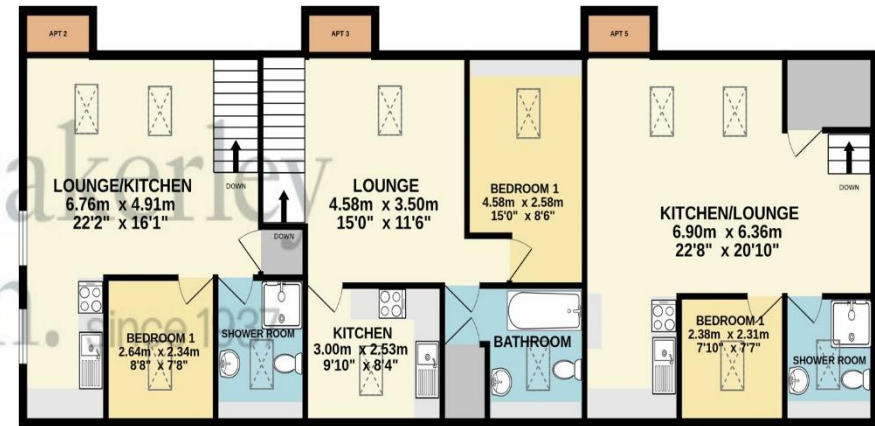


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GROUND FLOOR
125.5 sq.m. (1351 sq.ft.) approx.



1ST FLOOR
120.7 sq.m. (1299 sq.ft.) approx.



Chartered Surveyors, Land and Estate Agents
N TREE FARM APARTMENTS, DAVENHAM ROAD WHATCROFT NORTHWICH CHESHIRE CW9 7

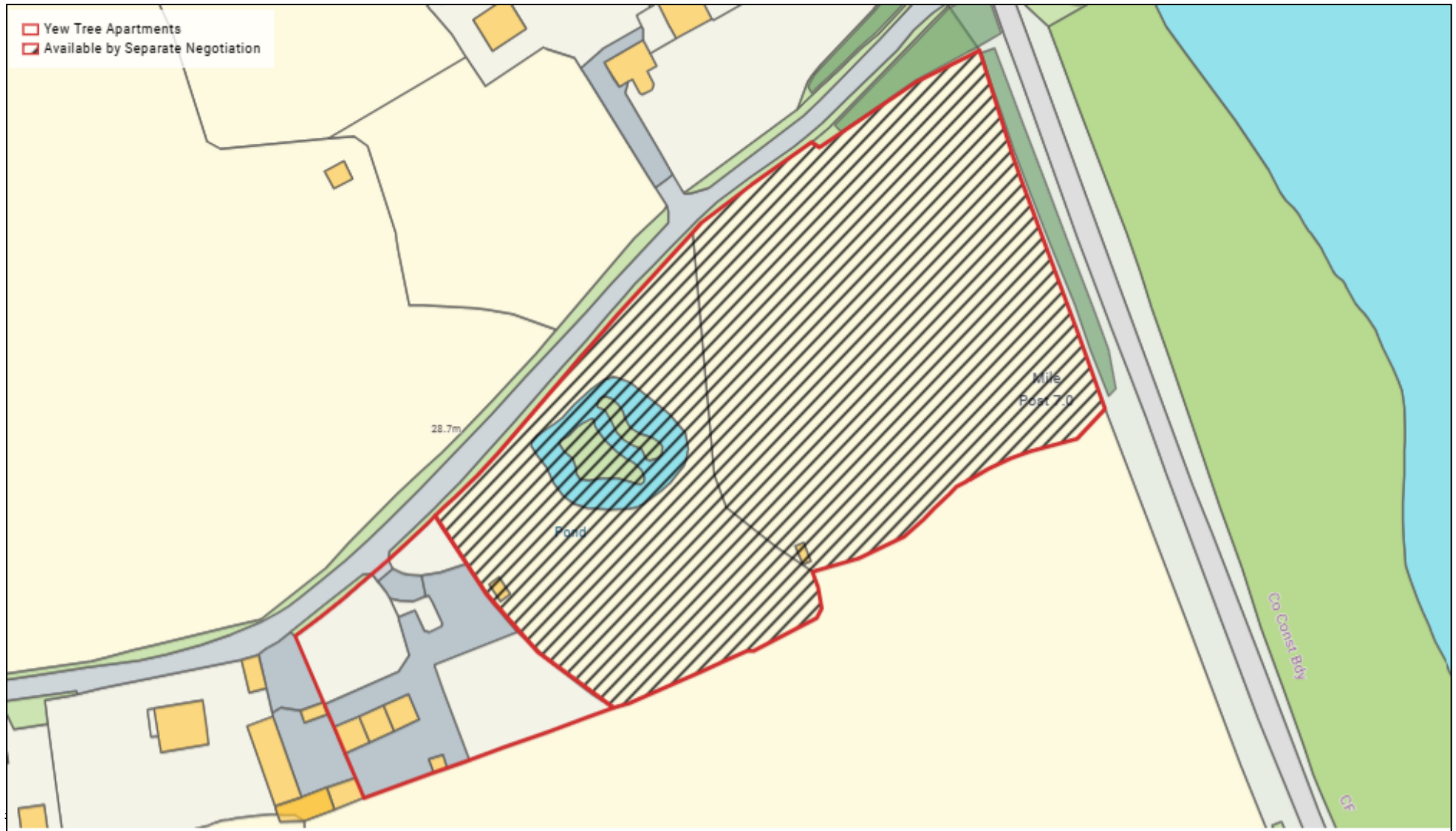
TOTAL FLOOR AREA : 246.2 sq.m. (2650 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Local Planning Authority

Any planning enquiries are to be made to Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA.

Business Rates

Current rateable value (1 April 2023 to present) **£5,300.**

Services

Mains water, mains electricity and private drainage by a septic tank.

Please note T Fazakerley & Son have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Viewings

Viewings are strictly by appointment only with the sole selling agents, contact on 01942 242 636 or by email to info@tfazakerleyandson.co.uk.

Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We may also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale

The property is offered for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

