



MEETING HOUSE | QUEEN STREET | CREWE | CHESHIRE | CW1 4AW | STARTING BID £45,000



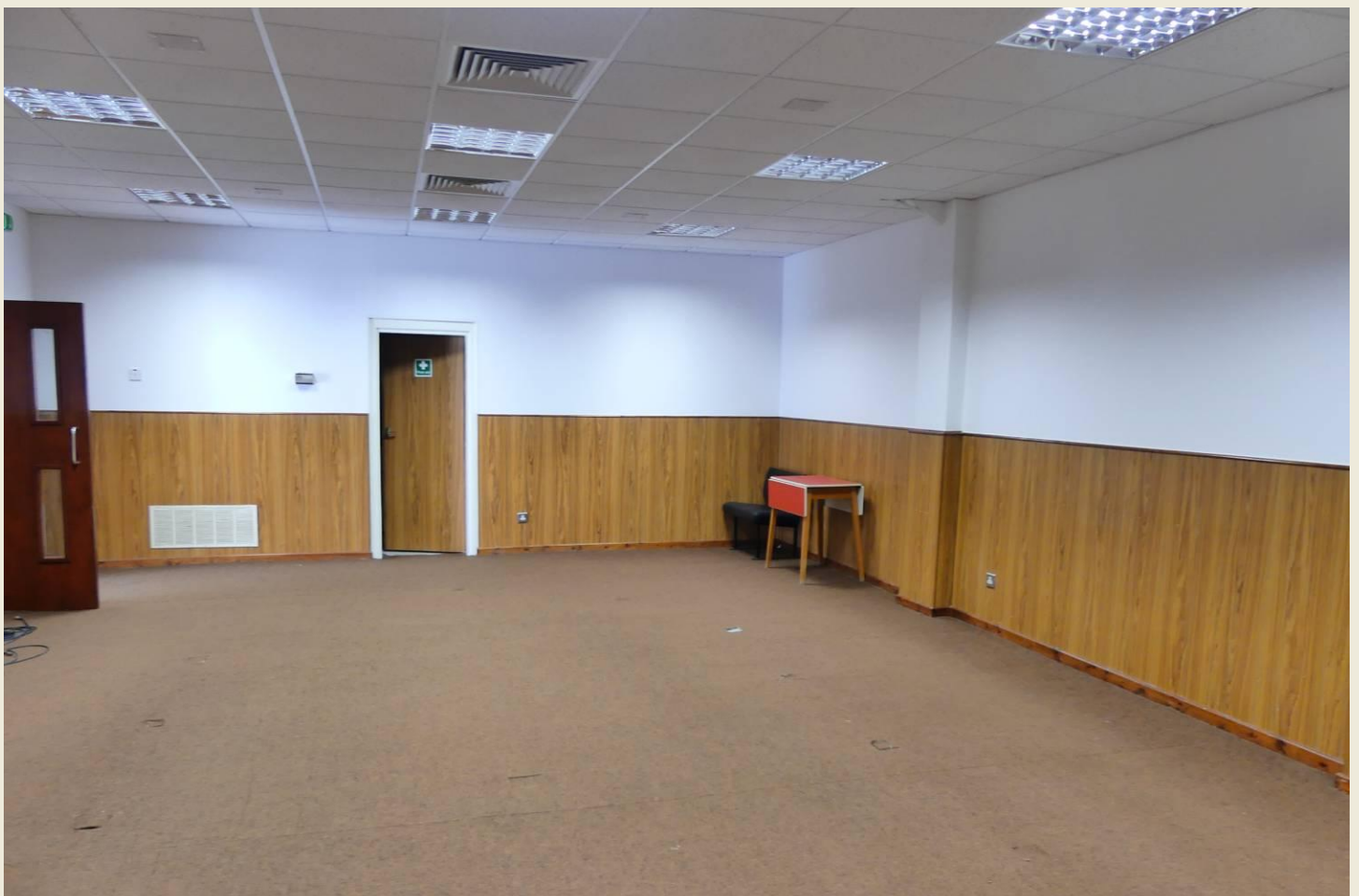
Meeting House, Queen Street, Crewe, Cheshire, CWI 4AW

For Sale by Modern Method of Auction, Starting Bid £45,000,
plus reservation fee.

The 'Meeting House' is situated within a largely residential neighbourhood within walking distance of Crewe Town centre with all its amenities as well as easy access to the motorway network & Crewe Railway Station.

With the possibility of a variety of uses, the meeting house is a rare opportunity to acquire an interesting proposition, particularly with the forthcoming HS2. This property is for sale by "Wright Marshall powered by iamsold Ltd".

NO CHAIN





AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you wish to view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

DIRECTIONS

Proceed from the agents Nantwich office to Crewe (proceed along Crewe / Nantwich Road). Turn left into Mill Street & at the roundabout by Tesco, turn right. Take the second exit & at the next roundabout, take the third exit towards Grand Junction. Turn left into Queen Street. The Meeting Room is accessed along the track between numbers 187 and 189, on the left hand side of Queen Street.

CREWE

Crewe is a large town located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being a major interchange station on the West Coast Main line, Crewe has excellent transport links and infrastructure. For air travel, the closest airport is Manchester which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.



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SCHEDULE OF ROOMS:-

ENTRANCE HALL

Entrance doors. Part panelled walls, inset mat well, quarry tile floor, wall mounted heater, coat hooks. Door to WC's & double opening door to the Meeting Room.

WASHROOM & TWIN WC'S

Wash hand basin, light points, two WC's, window.

BOILER ROOM ./ STORE (ONE)

Housing the 'Lennox' hot air and air circulating unit.



MEETING ROOM

With false ceiling, lighting, part panelled walls, various power points. Door to Store/WC's. Exterior door.

STORE (TWO)

Door from the Meeting Room. Belfast style sink, door to the WC's.

TWIN WC'S

Two WC's, wash hand basin. Door to the additional WC.

SEPARATE WC

EXTERIOR

The Meeting Room is accessed via an access road leading off Queen Street, where it will be observed on the right hand side just before the Cheshire East council owned open space directly ahead. Approached via double width fenced gate access leading to Tarmacadam parking area enclosed fence & tree boundary.

EPC RATING: EXEMPT

COUNCIL TAX BAND: TBC

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). 'Lennox' hot air and air circulating unit. (We have been informed by the vendor that this is not in working order presently, though but no tests have been made).

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

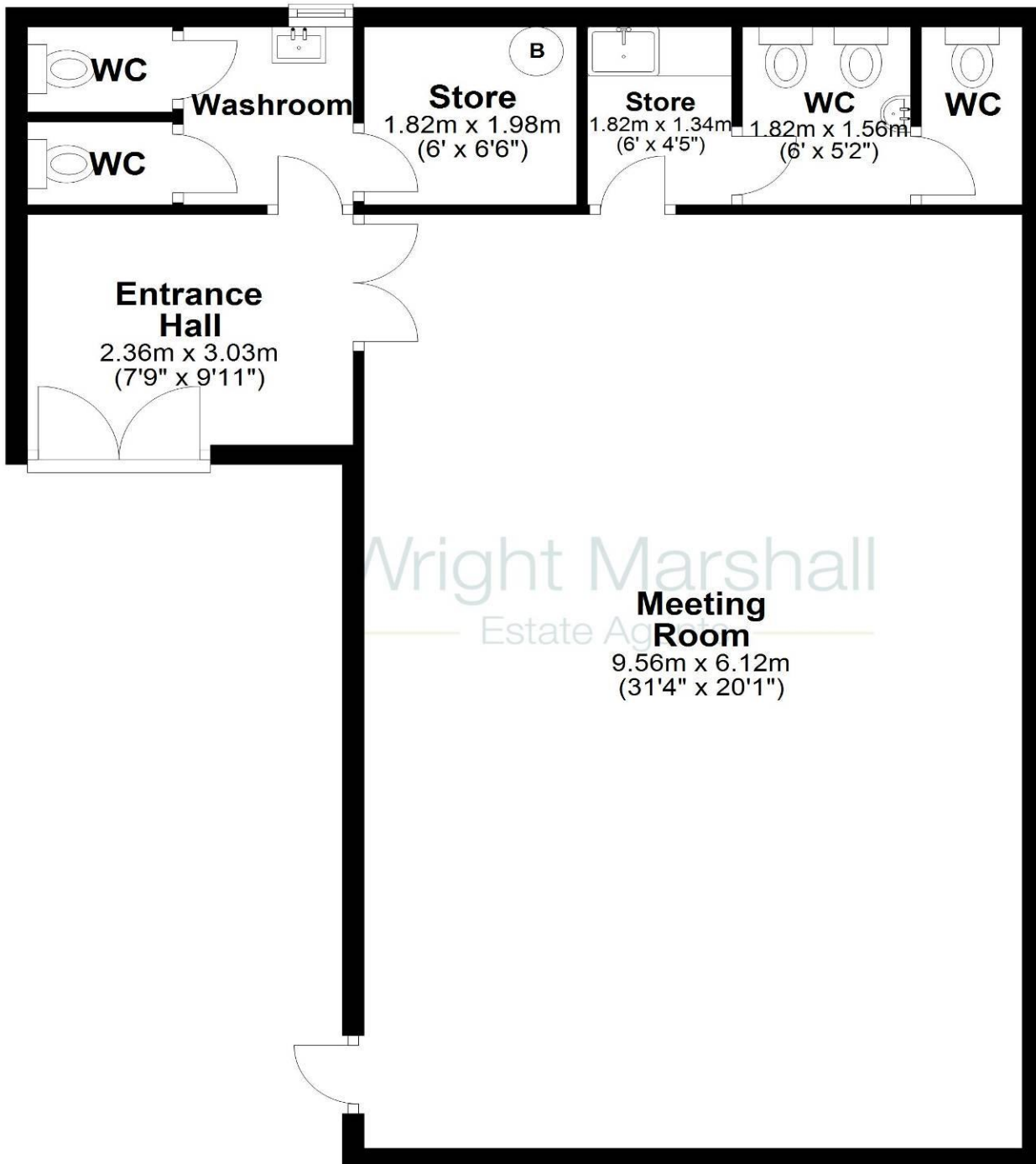
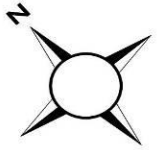
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Floor Plan

Approx. 83.7 sq. metres (900.7 sq. feet)



Wright Marshall
Estate Agents

Meeting Room
9.56m x 6.12m
(31'4" x 20'1")

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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wrightmarshall.co.uk