



## 1 Old Hall Cottages High Street

CW11 1AL

**Auction Guide £165,000**



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STEPHENSON BROWNE

Situated just off the High Street, tucked discreetly behind the 17th-century listed Old Hall in the heart of Sandbach town centre, this charming two-bedroom character cottage presents a rare and exciting opportunity for investors and developers alike.

Forming part of a small, gated development, the property benefits from a private driveway providing parking for at least two vehicles — an increasingly sought-after feature for town-centre living. To the rear is a private garden, complemented by an abundance of external storage, offering excellent potential for enhancement or reconfiguration, subject to the necessary consents.

The accommodation is arranged over two floors and retains a traditional cottage layout. The ground floor comprises a welcoming and cosy living room, separate kitchen breakfast room, and a bathroom. To the first floor are two well-proportioned bedrooms, both enjoying a pleasant outlook and characterful feel.

Offered for sale via our Fast Sale Service using the Modern Method of Auction through iamsold, the property is available with no onward chain, allowing for a swift and straightforward purchase. This method offers flexibility and speed, making it particularly attractive to developers and investors seeking their next project.

Positioned within moments of Sandbach High Street, the cottage enjoys immediate access to a wide range of shops, cafés, restaurants, and local amenities, as well as excellent transport links — all while being quietly set back in a secluded and historic setting.

A truly rare opportunity to acquire a period property in such a prime town-centre location. Early viewing is strongly recommended.



## **Modern Method of Auction**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### **Entrance Hall**

5'1" x 4'2"

### **Kitchen / Breakfast Room**

17'2" x 10'5"

### **Living Room**

11'10" x 11'5"

### **Bathroom**

7'0" x 6'6"

### **WC**

4'7" x 2'5"

### **Bedroom One**

12'9" x 12'0"

### **Bedroom Two**

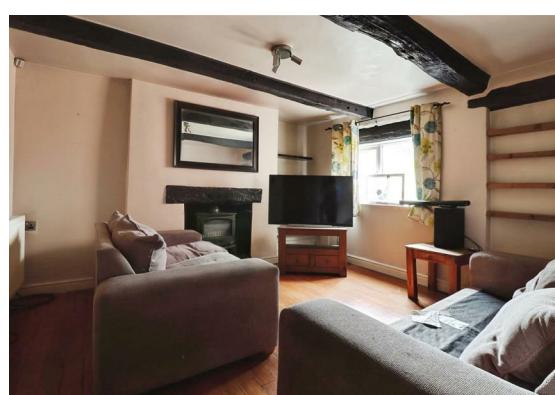
7'0" x 6'11"

### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Why Choose SB Sandbach To Sell Your Property?**

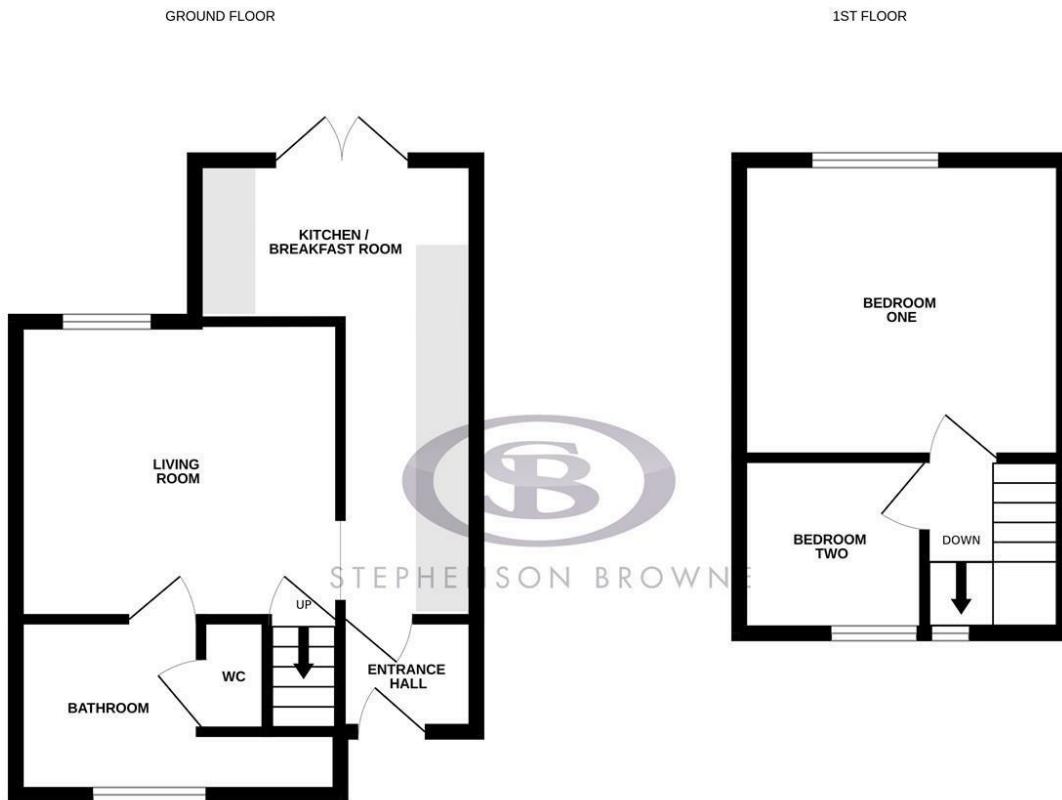
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



- Old Hall Cottages, Sandbach - Town Centre Location
- A Small Gated Development Behind the 17th Century Old Hall in Sandbach
- Character Property
- Attention Developers
- Driveway Parking
- Private Low Maintenance Rear Garden
- No Onward Chain
- Fast Sale Service
- Modern Method of Auction
- Rare Opportunity

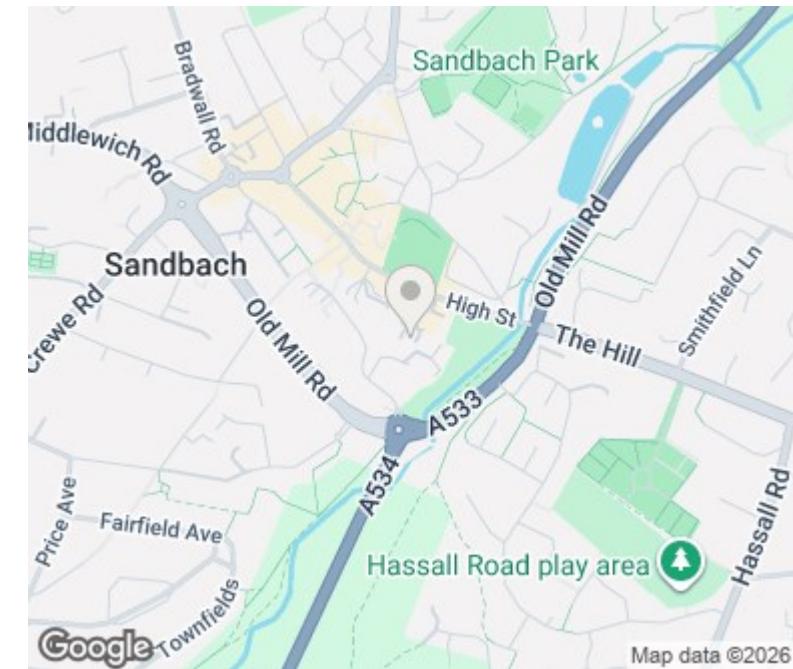


## Floor Plan



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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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64