



SITUATION

Located close to the junction with Knowle Road with local amenities being available in Marple approximately 1 mile away with the more extensive amenities of Stockport town centre being approximately 7 miles to the north-west.

PROPERTY

Comprising **2 Buildings with a large parking area and tennis courts.**

ACCOMMODATION

Ground Floor

Total site area Approx. 1.3 acres

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on 4 full repairing and insuring leases each for a term of 999 years from 25th March 1911 at a fixed ground rent of **£20.60 per annum** exclusive.

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The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

Note 1: Planning Permission was granted on 21st June 2013 by Stockport Metropolitan Borough Council (Planning Ref: DC050021) for 'Conversion of existing clubhouse to four-bedroom dwelling and erection of one detached four-bedroom two storey house'. The second house referred to in the Permission is to be built on land adjacent to No. 217 Longhurst Land which is not included in the Freehold Title.

Note 2: Under the terms of the 999 year lease, the land may only be used for purposes of a club house or public hall.

Note 3: We understand that part of the property was sold in 2010 for £344,000.



VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts