



PRICE
£On Application



RATEABLE VALUE
£130,000



EPC RATING
D:88



Bevan House & John Snow House Barony Court, Nantwich, Cheshire, CW5 5RD

Freehold | Development Opportunity | 24,165 sq ft (2,245 sq m) on 1.46 Acres



FOR SALE



Location

The properties are situated less than one mile to the north of Nantwich town centre accessed from Barony Court via the B5074 Barony Road which links directly to the A51 Nantwich bypass.

Nantwich is a small medieval market town that sits on the banks of the River Weaver in the unitary authority of Cheshire East.

Residential housing lies to the north and south of the property with St Catherines Care Home immediately to the west and a terrace of modern office buildings and small commercial estate to the east. A children's day nursery is also situated on Barony Court.



Description

The larger property is Bevan House, a 3-storey detached building built in 1780 as a workhouse which was converted in the 1930's to an NHS hospital, known as Barony Hospital, until it closed in 1994. Most recently the property has been occupied as administrative offices for the local NHS Health Trust.

The building is Grade II listed with an attractive Georgian facade and retains many of its original features including ornate brick chimneys and single glazed wooden framed windows. The space provides office accommodation across all three floors that are extensively partitioned to provide meeting rooms, private offices, stores, kitchens and ancillary welfare facilities. The property has a central courtyard which has been partially constructed upon to provide further ground floor open plan office accommodation.

John Snow House comprises a separate detached building which is not listed but sits within the curtilage of Bevan House and dates from the same period. It comprises part ground floor and part ground and first floor building of traditional brick construction beneath a pitched slate tiled roof. Internally, it appears the property was originally built as 4 separate cottages, but part ground floor has since been converted to provide reasonable office accommodation with the remainder forming basic storerooms that are unrefurbished.





→ Accommodation

We have relied upon architects scale plans and the accommodation has been measured on a gross internal basis. The approximate areas comprise:

	Sq M	Sq Ft
<u>Bevan House</u>		
Ground Floor	897	9,655
First Floor	573	6,168
Second Floor	514	5,533
Subtotal	1,984	21,356
<u>John Snow House</u>		
Ground Floor	176	1,894
First Floor	85	915
Subtotal	261	2,809
Total GIA	2,245	24,165

→ Development / Refurbishment Opportunity

- Two period office buildings set within a site of approximately 1.46 acres (0.59 hectares).
- Potential for residential conversion and / or further development, subject to planning.
- 24,165 sq ft (2,245 sq m).
- Formerly occupied as administrative offices for local NHS Health Trust
- Situated on the edge of Nantwich Town Centre.
- 76 car spaces.

→ Planning

The buildings lie within Use Class E, which enables a range of different commercial and business uses without planning permission. The site is located within the settlement boundary for Nantwich, where the adopted Local Plan enables a range of uses, including residential. The site enjoys some policy protection as a listed building and existing employment use. The Council is presently seeking to review its Local Plan, and this may affect the form of development deemed appropriate at the site. The Planning Appraisal available in the dataroom sets out the position and development options in more detail.

It is felt Bevan House would lend itself to conversion to apartments and similarly, John Snow House would be suited for conversion to a single dwelling or apartments, subject to the necessary planning permissions. The site also presents the opportunity for further development in the grounds, subject to planning permission.



Dataroom

A dataroom containing the following planning and technical documents can be found at: bevanhouse.co.uk

- Title Plan & Title Register
- Report on Title
- Floor Plans (CAD)
- EPC
- Asbestos Surveys
- Planning Appraisal
- Pre-app Response

Note: All documents supplied for information only.



Further information

Price

Price on application.

Tenure

The Property will be sold on a freehold basis with vacant possession on completion - held under Title No.: CH482801

Business Rates

Interest parties should make their own enquiries. Further information is available upon request.

Services

We understand that all mains services, including water, drainage, gas and electricity are connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is D:88.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

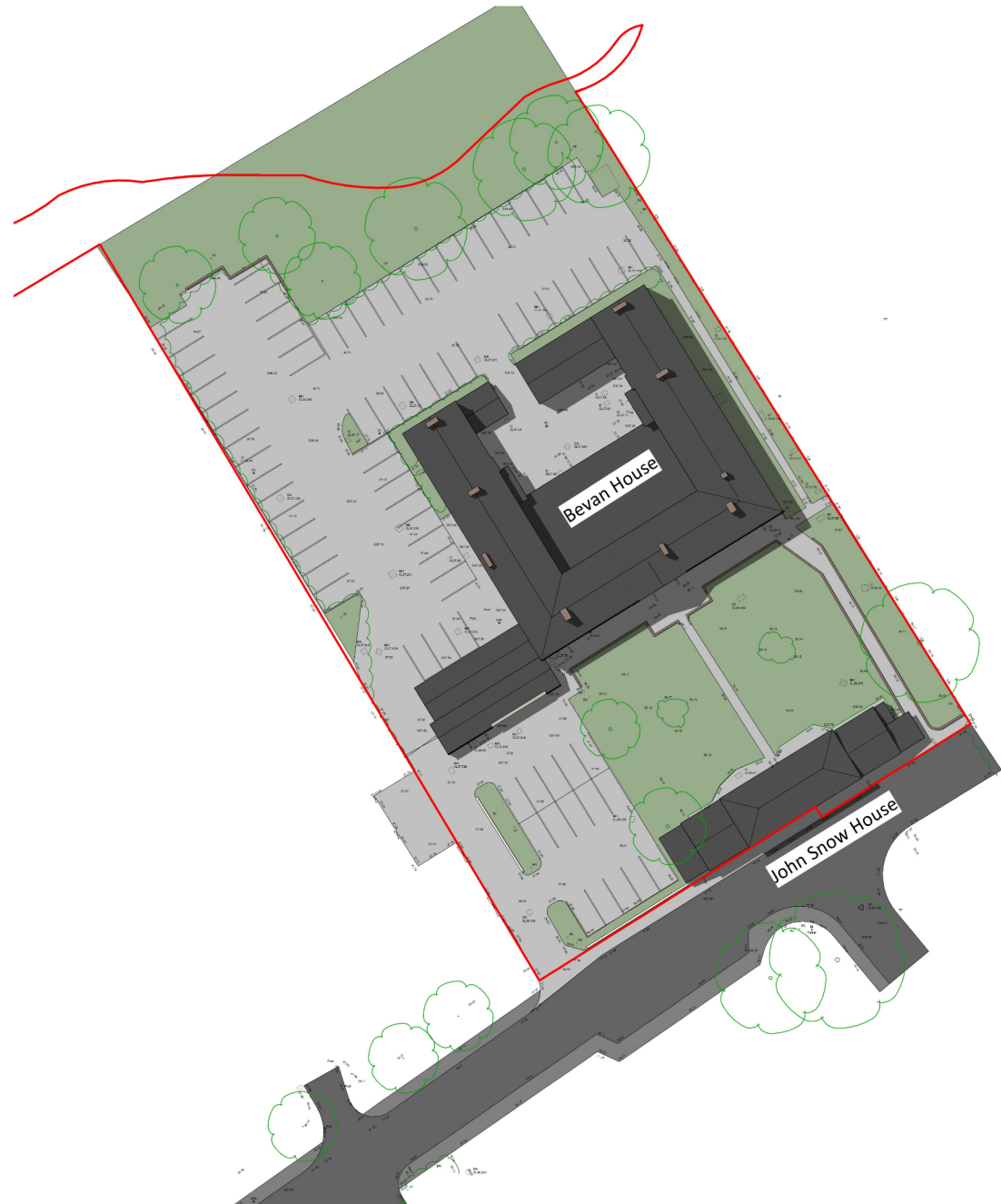
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.





Site Plan



5 0 5 10 15 20 25
SCALE 500
m



Rev | Date | Name | Rev | Date

NWD Architects

Cheshire Office
Old Coach Road, Keston, Tarpotley, Cheshire, CW6 0QJ
T: 01829 751555
E: enquiries@nwdarchitects.co.uk

Client
NHS Property Services
Project
Barony Court, Northwich

Title
Site Plan
Drawing No. Revision Scale Date
02 1:250 @A1 09-08-22

Do not scale off this drawing. All dimensions to be checked on site under the
supervision of the architect. All dimensions to be checked on site under the
supervision of the architect. All dimensions to be checked on site under the
supervision of the architect.

Perspective View



Bevan House

John Snow House

NWD Architects

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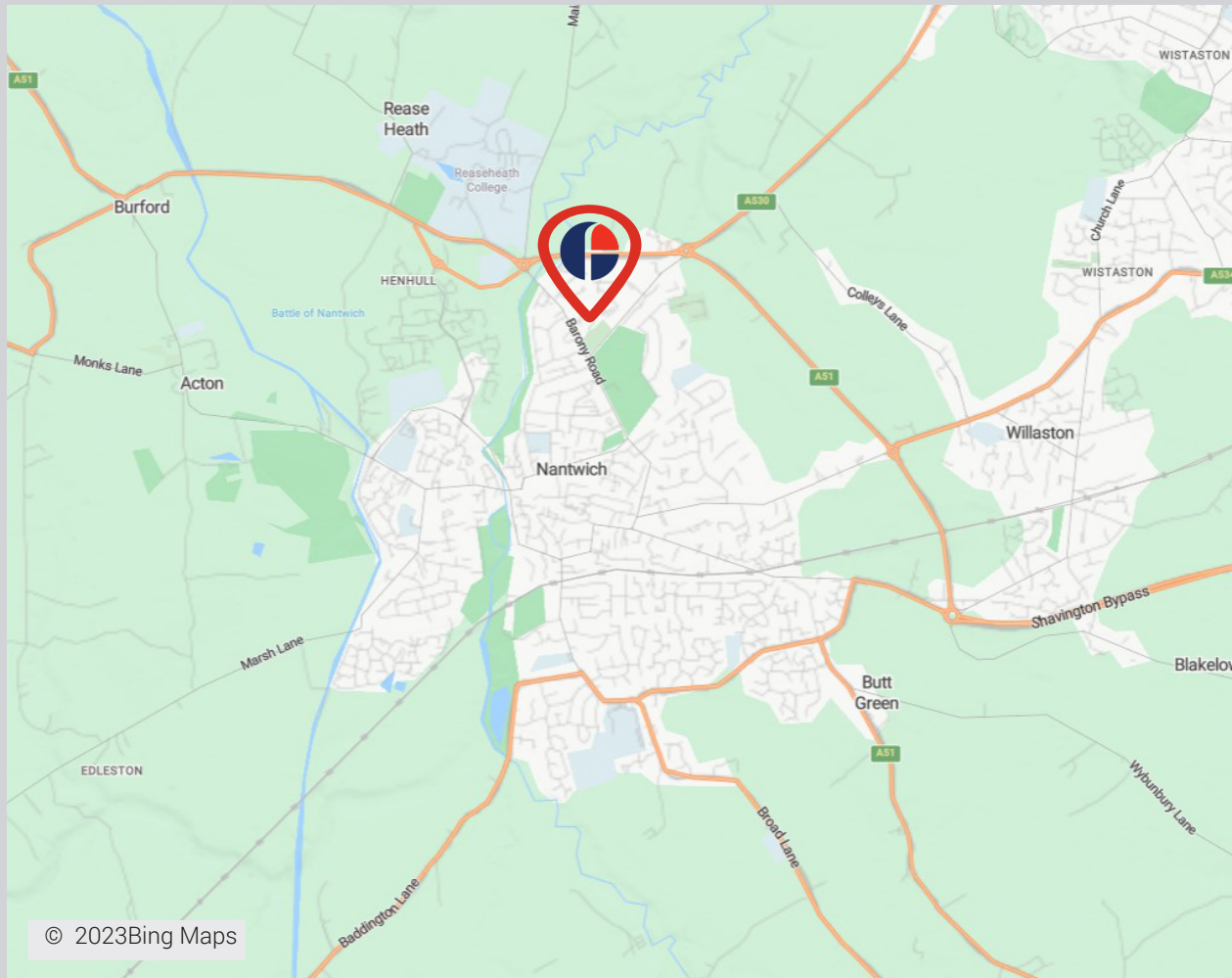
Client
NHS Property Services
Project
Barony Court, Nantwich

Title
Perspective View

Drawing No. Revision Scale Date
09 @A1 09-08-22

Do not scale off this drawing. All dimensions to be checked on the plot of the building works. Please refer to the working drawings for details. If any dimensions are found to be incorrect, the drawing and the model shall be amended or given priority.

Bevan House & John Snow House, CW5 5RD



Approximate Travel Distances



Locations

- Crewe - 5.5 miles
- Chester - 21 miles
- Stoke-on-Trent - 18 miles
- Manchester - 37 miles



Nearest Station

- Nantwich - 1.2 miles



Nearest Airport

- Manchester Airport - 32 miles



Viewings



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Particulars dated November 2023. Photographs dated November 2023.