



On the instructions of Hulme Grammar School

FOR SALE

INVESTMENT / CONVERSION / REFURBISHMENT / DEVELOPMENT
OPPORTUNITY

SUBSTANTIAL & PROMINENT DETACHED PART THREE STOREY AND PART
SINGLE STOREY BUILDING WITH BASEMENT FACILITIES AND GARAGE

4,712 sq ft (438 sq m)

0.31 acre site, or thereabouts



ESTCOURT, CHAMBER ROAD, COPPICE, OLDHAM, OL8 4BU



markwarburton
CHARTERED SURVEYORS

ID 100-096

PROPERTY LOCATION

Estcourt fronts directly onto Chamber Road at its junction with York Avenue and close to Frederick Street.

The area is a very well and long established principally residential one, with a mix of housing; mainly Victorian, Georgian and post and inter War, with terraced and large detached villa styles and semi-detached family houses represented. Many of the houses in the area are very large and some have been converted to apartments/flats, commercial, institutional, care homes and medical uses for example.

YORK AVENUE

CHAMBER ROAD

ESTCOURT
CHAMBER ROAD

FREDERICK STREET

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Estcourt is a substantial part three and part single storey building with basement facilities most recently in use for educational/teaching purposes.

The building is positioned on a flat site at the junction of Chamber Road and York Avenue. The original building is a turn of the last Century built three storey former dwelling house which has been in long term use for many years as a preparatory school. The property is of Accrington brick type construction with timber suspended floors and a pitched slate roof. It has retained its original architectural features including large bay windows with sandstone lintels and sills and original period windows, glazing and joinery, internal plasterwork detailing, and has been maintained to an exemplary standard throughout.

The original element has accommodation over ground, first and second floor levels in a range of differing sized rooms, most in long term use as classrooms. There are office/admin rooms, storage, and ancillary areas. The main building also has a basement which is accessed from within and also has a rear access from the surrounding grounds of the property.

Inside many original features remain; These include moulded and routed joinery, original staircases, multi panel doors, floor and wall tiling, single glazed timber sash windows, ornate internal joinery including doors, architraves, deep moulded and routed skirtings and dado railings, ornate plaster corniches and ceiling roses, and original fireplaces. The internal décor includes plaster and both painted and papered wall surfaces with carpeting, tiled and linoleum floor finishes and many of the windows have been replaced with Upvc double glazed units.

Attached at the right side is a more modern single storey extension of brick construction with a pitched slate roof. This mainly provides an open plan classroom facility with storage and wc/ancillary areas and has full Upvc double glazing.

Externally the property has a flat and regularly shaped fully surfaced school playground area to the rear and a single vehicle garage which can be separately accessed from York Avenue.

An inspection of the property is highly recommended to fully appreciate the opportunity on offer.

- Rare purchase opportunity in well-established popular OL8 postcode.
- Prominent at junction of Chamber Road and York Avenue and close to Frederick Street.
- Suit various uses: institutional, educational, religious, residential, commercial, professional offices/private practice, care home, medical/consulting rooms etc, subject to any necessary consents.
- Immediately adjacent building also offered for sale.



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SERVICES

We understand that all mains' services are available.

The property has a gas fired central heating installation fitted throughout and both fire alarm and intruder alarm facilities.

Further services information available on request.

RATES

Rateable Vale £27,250.

PRICE

£800,000, subject to contract.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser

FLOOR AREA

Gross internal area (GIA):

Ground Floor	1,101 sq. ft	102 sq. m
First Floor	1,119 sq. ft	104 sq. m
Second Floor	785 sq. ft	73 sq. m
Basement	462 sq. ft	43 sq. m
Garage	4,535 sq. ft	421 sq. m
TOTAL	4,712 sq. ft	438 sq. m

SITE AREA

0.31 acre, or thereabouts.

VIEWING:

By prior appointment with the Sole Agents:

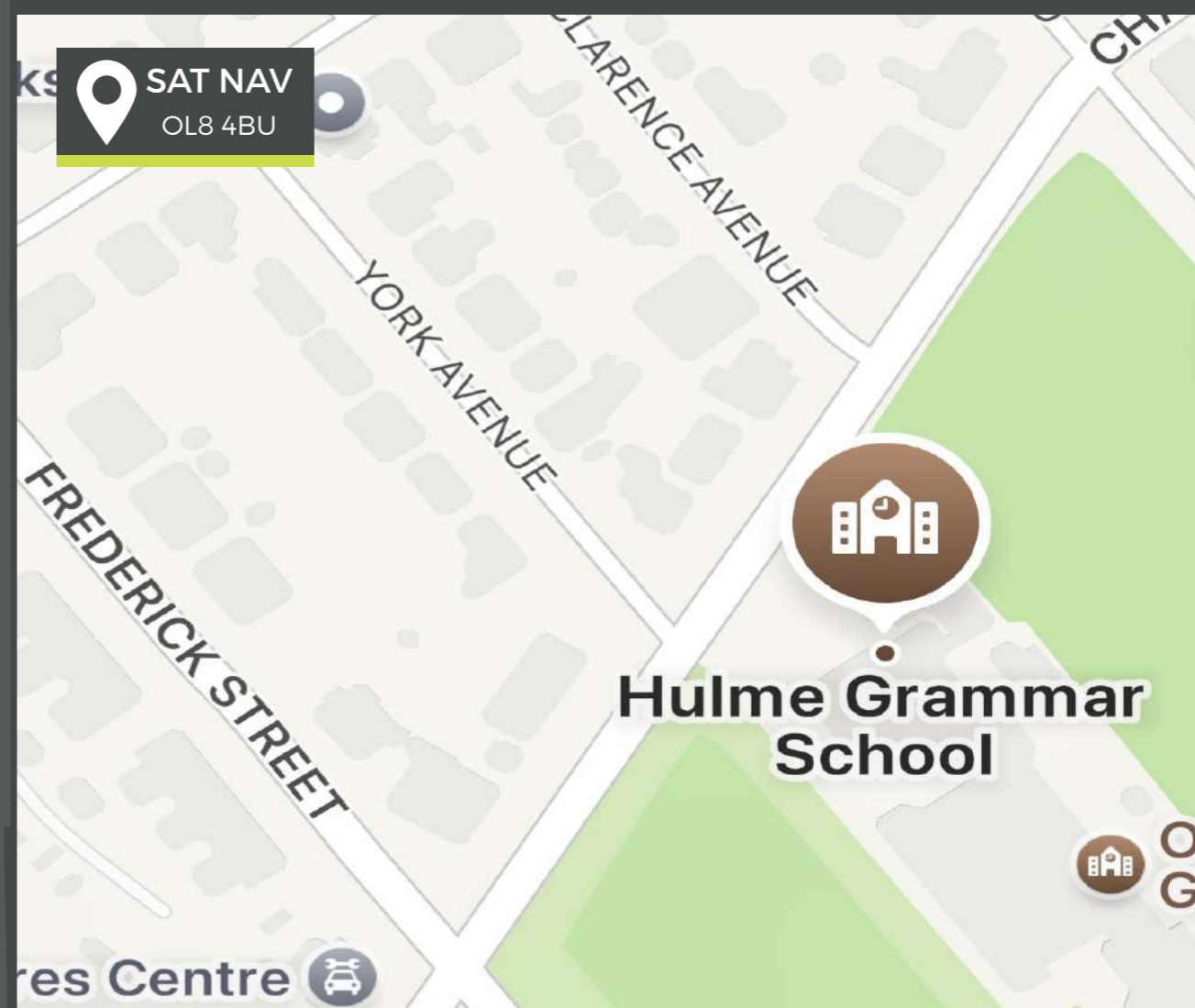
Mark Warburton Chartered Surveyors

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E: mark@mwproperty.co.uk

Note:

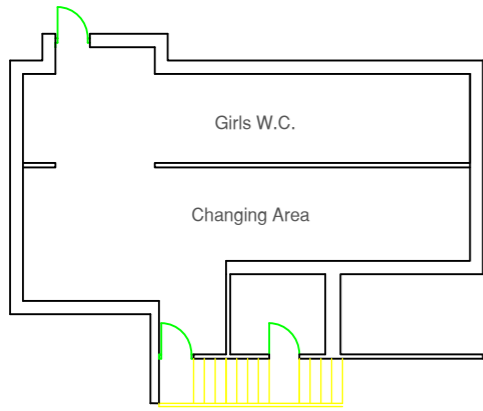
Given the nature of the sale we respectfully request that all viewings are arranged directly with Mark Warburton. No access to the site will be available without prior arrangement and accompanied.



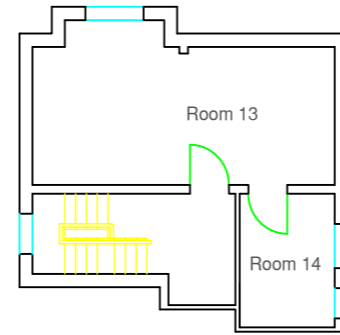
Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

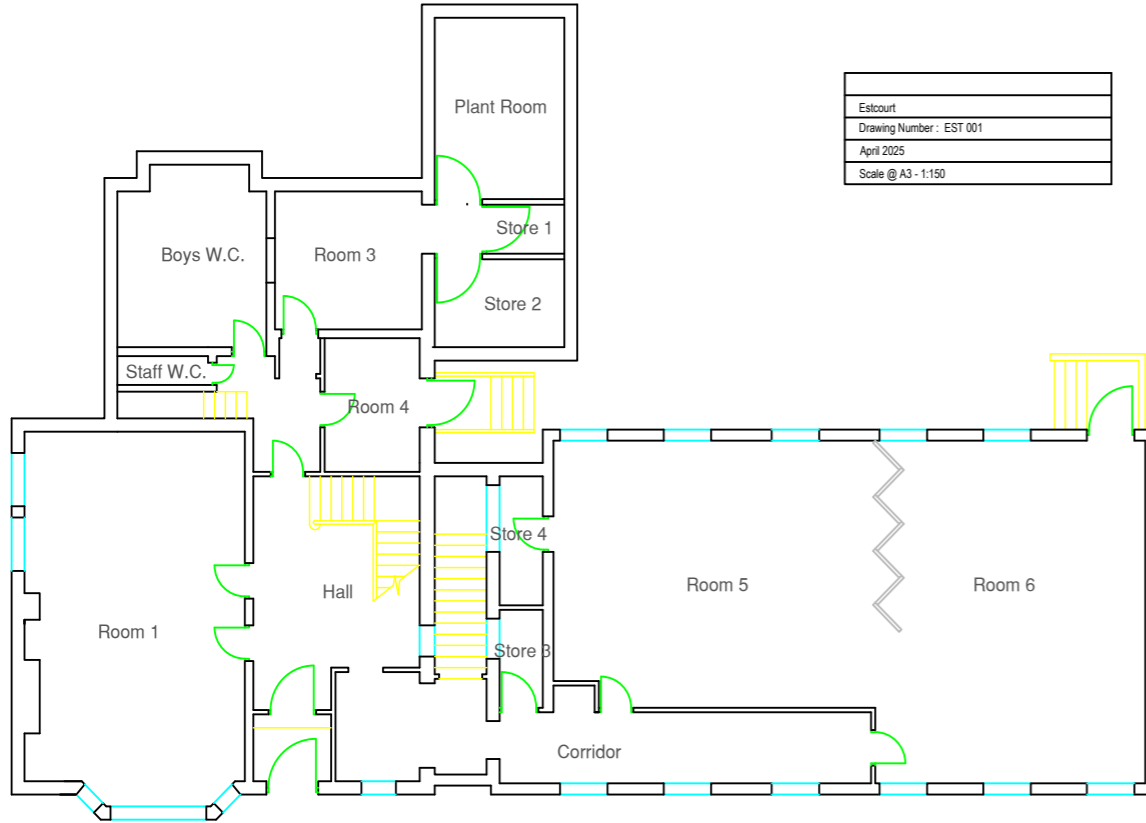
- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.



Basement

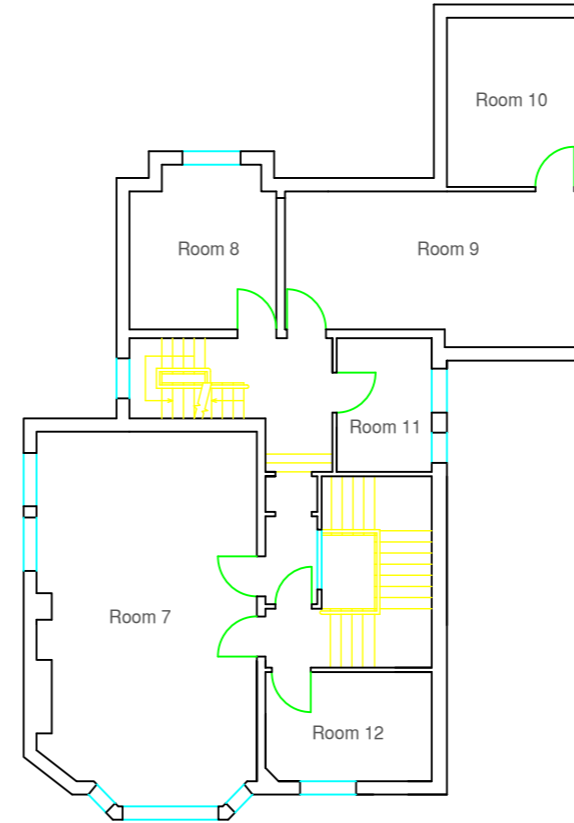


Second Floor



Estcourt
Drawing Number: EST 001
April 2025
Scale @ A3 - 1:150

Ground Floor



First Floor

