

# Residential Investment Opportunity

For Sale



Artist's Impression

119-121 Main Road & 1 Rope Lane, Shavington, Crewe  
CW2 5DP

# 119-121 Main Road & 1 Rope Lane

Shavington, Crewe CW2 5DP



## Agreement

For Sale



## Detail

Residential Investment  
Opportunity



## Price

£1,400,000



## Size

332 sq m (3,574 sq ft)



## Location

Shavington, CW2 5DP



## Property ID

791.RGD

**For Viewing & All Other Enquiries Please Contact:**



## Robert Diggle

BSc MRICS

Director

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## Property

The property comprises a two storey detached post-war premises of traditional brick construction with multi pitched roof clad in tiles and was most recently used as a Coop Convenience Store.

Internally, it is predominately open plan with ancillary former staff room, kitchen and toilets.

The first floor is partitioned into a number of storerooms accessed via a staircase.

## Accommodation

The floor areas of the proposed development are as follows:

| Unit      | m <sup>2</sup> | ft <sup>2</sup> |
|-----------|----------------|-----------------|
| Flat 1    | 44             | 474             |
| Flat 2    | 47             | 506             |
| Flat 3    | 50             | 538             |
| Flat 4    | 48             | 517             |
| Flat 5    | 46             | 495             |
| Flat 6    | 45             | 484             |
| Flat 7    | 52             | 560             |
| Total GIA | 332            | 3,574           |

## Planning

Planning permission was granted on 9 September 2022 to change the use of the existing building to provide 7 no. residential units for supported living Use Class C2(a).

Further information and a copy of the planning permission is available upon request.

## Tenure/Tenancy

The property is held freehold under Title No: CH340408.

The property will be let on an overriding FR&I basis to Hilldale Housing Association for a period of 20 years at a rent of £110,936.28 per annum. The lease is subject to annual rent review by way of annual CPI increases.

The lease will also be subject to a tenant only break clause with effect from the end of the 15th year of the term.

The on site care will be provided by 1st Enable/Four Synergy Group and we have a Commissioner's Letter of Support from Cheshire East Council.

An agreement to lease has been completed dated 19 December 2025 with the lease outlined above to commence once practical completion has been achieved.

## Terms

The property with the benefit of the planning permission outlined above and the agreement to lease to the Hilldale Housing Association is placed to the market at a guide price at £1,400,000 which reflects a net initial yield of 7.47% when reflecting usual purchaser's costs.

## VAT

We understand that the transaction will not be subject to VAT.

## Legal Costs

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

## Additional Information

The following additional information is available upon request:

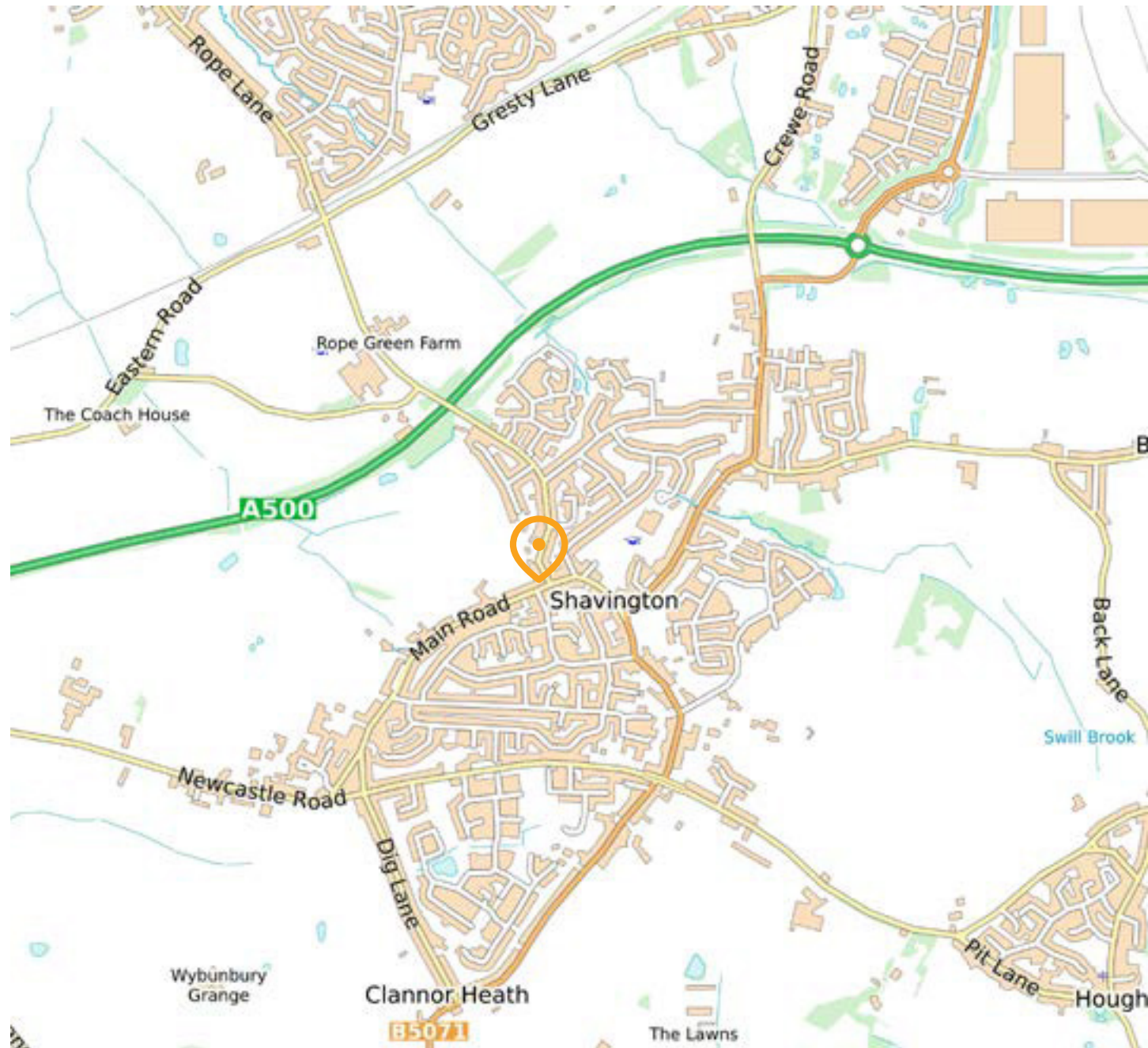
- Land Registry Title & Plan for FH Title No: CH340408
- Existing asbestos report/EPC
- Structural Report
- Fire Authority Consultation
- Abestos refurbishment report
- Signed and dated agreement to lease.

## Location

The property is located in Shavington approximately 3 miles south of Crewe Town Centre on the corner of Main Road and Rope Lane.

The Shavington by-pass (A500) lies close by which leads to Junction 16 of the M6 motorway.

The immediate land use is predominately post-war semi-detached and detached housing.





**Shrink control surface**  
 This design, with an integral channel, allows the surface to be used as a shrink control surface.

**Abstract:** Various research groups have used a wide range of methods to measure self-reported alcohol consumption. Although self-reported data are of primary importance in many studies, the accuracy and validity of self-reported data are often questioned. This paper reviews the literature on the validity and reliability of self-reported alcohol consumption data. The review is organized into three sections: (1) a review of the literature on the validity and reliability of self-reported alcohol consumption data; (2) a review of the literature on the validity and reliability of self-reported alcohol consumption data; and (3) a review of the literature on the validity and reliability of self-reported alcohol consumption data.

**Technical Writing**  
 3 days of technical writing for government and military personnel with hands-on experience in technical writing and editing.

Strong evidence suggests that the following measures can reduce the risk of colorectal cancer:

Answers for this section provided by the test.

Microbiology and surface water  
sampling were conducted at 10  
stations around the lake and  
samples were analysed for  
colony counts of the water.



|                                                                    |                                                                                                                 |                                                                                                                 |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Issued:<br>Signature Housing Group Ltd.                            | Issued For:<br>Proposed External Works Plan                                                                     |                            |
| Project:<br>Foster Co-op<br>1 Ridge Lane<br>Leamington<br>CV32 5LE | Issue No: 718<br>Date: 1 January 2023<br>Site No: F1002<br>Status: Tender<br>Rev: 00000000 Rev: 00000000 1: 000 | New England House<br>Weymouth Road<br>Leamington<br>CV32 5LE<br>Tel: 01922 410000<br>Email: info@archwork.co.uk |



**Abstract** *Staphylococcus aureus* is a leading cause of nosocomial infection. The purpose of this study was to determine the prevalence of *S. aureus* in the hospital environment and to identify the risk factors associated with colonization. A total of 100 samples were collected from the hospital environment, including patient rooms, nursing stations, and operating rooms. The results showed that 60% of the samples were positive for *S. aureus*. The risk factors associated with colonization were identified as the presence of a patient, the use of antibiotics, and the duration of hospitalization.

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| 96 | 1  |      |      |

Signature: [Signature]

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Former Co-op  
1 Roger Lane  
Sharncliffe  
CH2 1SE

|                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| <p> <input type="checkbox"/> <b>Training Fee</b><br/> <input type="checkbox"/> <b>Program Fee</b> </p> |
|--------------------------------------------------------------------------------------------------------|

|          |      |      |           |
|----------|------|------|-----------|
| Unit No. | F10  | Unit | July 2021 |
| Unit No. | F100 | Unit | Planning  |
| Unit No. | F10  | Unit | 1-100     |

**ARCHITECTURE WORKS**

[illegible]

