



Whitbarrow Road, Lymm, WA13 9AP
Former Social Club

Summary

Tenure	For Sale
Available Size	2,300 sq ft / 213.68 sq m
Price	Offers in excess of £400,000
Rates Payable	£3,985.80 per annum
Rateable Value	£7,300
EPC Rating	Upon enquiry

Key Points

- Development Opportunity
- Scenic Outlook
- Existing Commercial Use
- Freehold
- Excellent Location
- Ideal for Residential (STP)
- Potential for Additional Floors
- Vacant Possession

Location

The property is located in an idyllic and secluded part of Lymm Village Centre.

It is situated along Whitbarrow Road, within easy reach of the Village Centre via a nearby underpass beneath the Bridgewater Canal.

The Bridgewater Canal runs along the southwest boundary of the property.

Description

We are delighted to offer for sale this rare and exciting freehold development opportunity. The property comprises a predominantly single storey former social club premises that is now offered for sale with full vacant possession.

We are of the opinion that the property offers significant redevelopment potential and we expect purchaser demand to be extremely high.

The asset is formed by two separate Freehold Titles that provide clean and clear ownership to the footprint of the building only. There is a garden area to one side that is used by the Club, however, it forms part of the Bridgewater Canal Title. Purchasers must satisfy themselves as to the potential for this land in conjunction with future use of the property.

Internally the property comprises a former Social Club that is predominantly open plan and is arranged over the ground floor only, with the exception of a small lower ground floor garage/entrance area. Wc and kitchen facilities are provided.

The property will be marketed by private treaty with a best and final tender process on a date to be confirmed, whereby unconditional offers will be preferred.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,110	196.03
Lower Ground	422.40	39.24
Total	2,532.40	235.27

Services

All mains services are understood to be connected.

Tenure

Freehold.

Status

Vacant Possession on Completion.

Guide Price

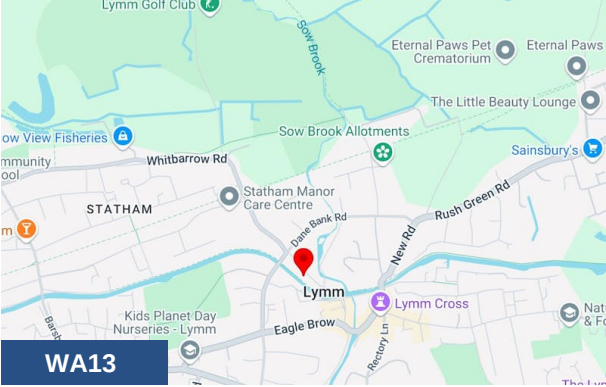
Offers over £400,000 are sought.

VAT

Our Clients are unaware of the VAT status and the above asking price is quoted exclusive of VAT, should it be applicable.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.



Viewing & Further Information



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