

Ashbourne Day Nurseries

at Lilliput Farm

Hind Heath Road, Sandbach, Cheshire CW11 3LZ

FOR SALE

LONG LET NURSERY INVESTMENT
SIGNIFICANTLY UNDERPINNED
BY RESIDENTIAL VALUE



INVESTMENT SUMMARY

- Located in the affluent Cheshire town of Sandbach.
- The property is situated in an area which is undergoing significant residential development.
- An attractive detached Victorian building which has been fitted out as a specialist children's day nursery.
- Entirely let to Ashbourne Day Nurseries Limited on a new 15 year lease, expiring January 2041.
- Passing rent of £50,000 per annum with 5 yearly rent reviews equating to £6 psf.
- Accommodation extends to 8,332 sq ft on a site of c. 0.5 acres.
- The Nursery is situated adjacent to large scale residential development, including the 114 home Heathlands (Miller Homes) and Broadmeadow Park (Latimer Homes) that delivered 165 new build houses.
- Freehold.
- The Property is an ideal SIPP purchase.

THE PROPERTY IS SIGNIFICANTLY UNDERPINNED
BY RESIDENTIAL CHANGE OF USE (STP).

PROPOSAL

We are instructed to seek offers in excess of **£675,000**, subject to contract.

A purchase at this price reflects a Net Initial Yield of **7.04%** assuming purchasers' costs of 5.24%





LOCATION

Sandbach is a historic market town located in the county of Cheshire, north-west England. The town is 6 miles north-east of Crewe, 22 miles east of Chester, 24 miles south of Manchester and 31 miles south-east from Liverpool.

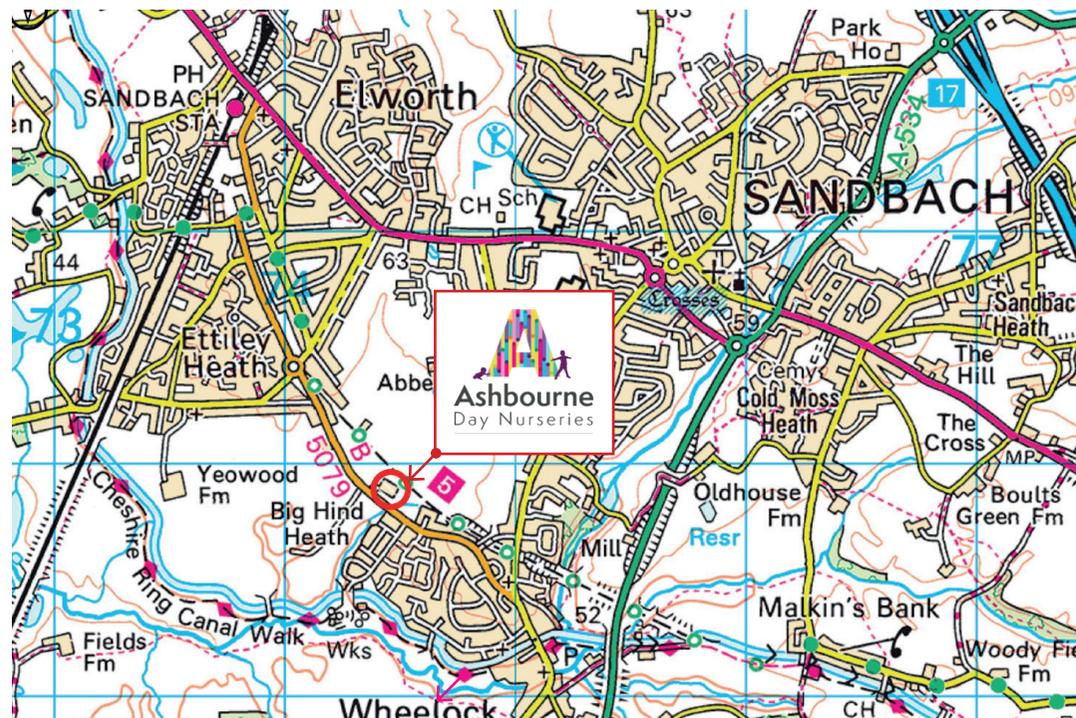
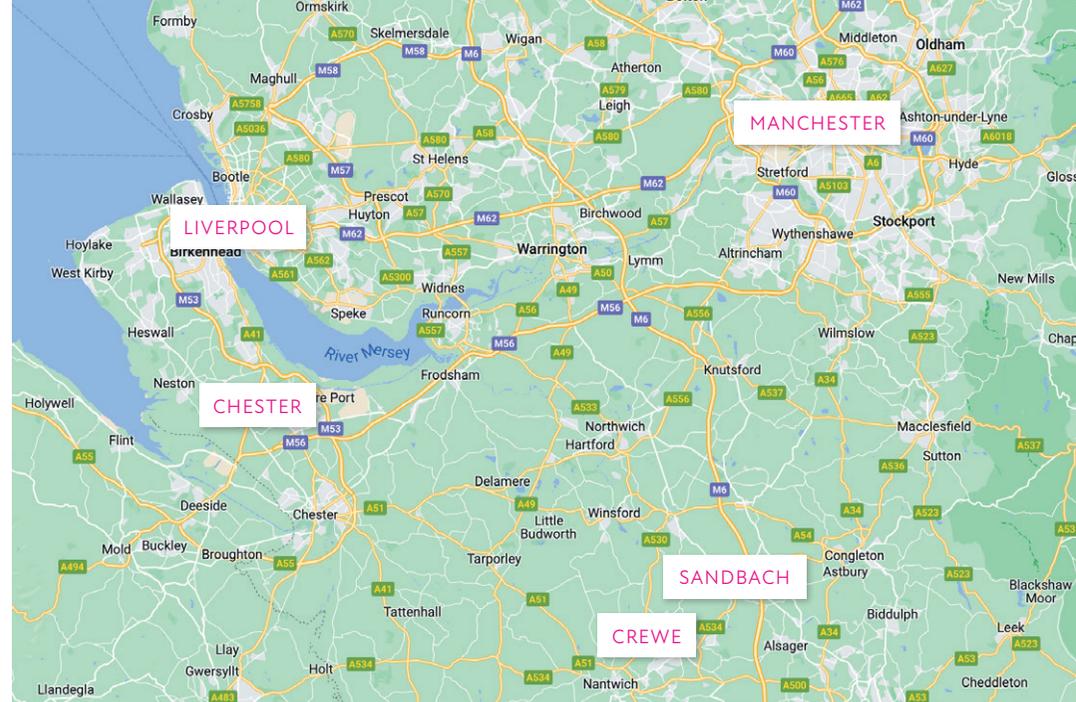
Sandbach is situated within Cheshire East, the third largest unitary authority in the north-west which is home to towns including Knutsford, Macclesfield, Poynton and Wilmslow, with a population of c.400,000. Sandbach has a population of c.20,000.

The town is popular with commuters and benefits from excellent road connections to the A534 which links to the M6 (via junction 17). Sandbach railway station is located on the west side of the town with regular services on the Crewe-Manchester line, on the Liverpool Lime Street line and to London Euston.

SITUATION

The property is set back from Hind Heath Road. Adjacent to the subject site is a large scale residential development comprising three, four and five bedroom homes. The 'Miller Homes' development is known as Heathlands and comprises over 100 houses. To the north of the property is the Broadmeadow Park housing development by Latimer Homes, which delivered over 165 new build homes.

Close by there are three schools, Wheelock Primary School, Sandbach Primary Academy and Sandbach School as well local amenity such as Sandbach Cricket Club and Sandbach United Football Club. Sandbach has c. 6 nursery's across the town.



DESCRIPTION AND ACCOMMODATION

The property comprises a detached period building with ancillary garden, car parking area and a two-storey garage. The property is via brick elevations under a pitched tiled roof and is a fine example of Victorian architecture with an attractive double gable design. The building extends to 8,332 sq ft** on a GIA basis and is set over basement, ground and two upper floors and has been extended to include the addition of two large conservatories. Externally there is a brick built garage building with uppers currently used as storage.

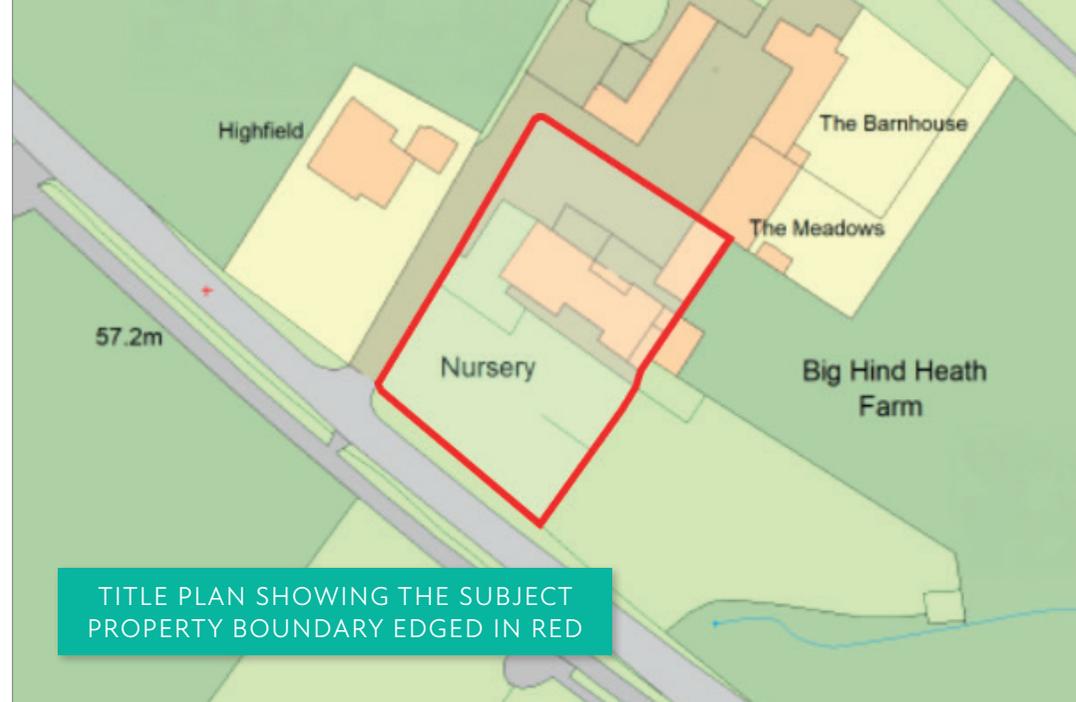
Internally the accommodation is split into various play rooms, offices, toilets, kitchen and laundry facilities. Upon inspection the 2nd floor was, historically, in part used as accommodation for the nursery manager.

Vehicle access onto the site is from Hind Heath Road via a shared driveway. The driveway is shared by three neighbouring residential properties (converted barns with a central courtyard) which are to the rear of the nursery.

The site extends to c.0.5 acres.

	sq m	sq ft
Basement & Garage	176	1,895
Ground floor	281	3,025
First floor	149	1,604
Second floor	168	1,808
TOTAL	774	8,332

King Street Real Estate has not measured the property. Measurements have been taken from plans.



TITLE PLAN SHOWING THE SUBJECT PROPERTY BOUNDARY EDGED IN RED



TENANCY

- The property is let on a FRI lease to Ashbourne Day Nurseries Limited. The nursery trades as Ashbourne Day Nursery.
- The property is let on a new 15-year lease from the 22nd January 2026 expiring on the 21st January 2041.
- The annual rent is £50,000 and is subject to five yearly rent reviews (open market rent).
- The nursery has an effective operating capacity of 68 children.
- The lease is not subject to a schedule of condition.

COVENANT INFORMATION

Ashbourne Day Nurseries Limited is a privately owned company incorporated in May 2008. Set up by parents for parents, the nursery group continues to expand year on year. Currently they operate 30+ nurseries across the UK which in turn employs over 465 people.

Ashbourne Day nurseries follow the Early Years Foundation Stage curriculum which sets the standard for learning development. As per the end of year accounts for 2024 the company had a turnover of £15,492,959.

Further information is available via their website www.ashbournedaynurseries.com





TENURE: Freehold

EPC: E-10

VAT: Not elected

ANTI-MONEY LAUNDERING: In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

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FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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