

FREEHOLD FOR SALE - PRESTBURY, CHESHIRE**BUTLEY ASH, LONDON ROAD, PRESTBURY, CHESHIRE, SK10 4EA**

- Attractive setting with on-site parking for circa 45 vehicles
- Large plot of just over 1.8 acres
- Situated on the edge of one of the most affluent towns in Cheshire
- Spacious ground floor layout in 'Olde-Worlde' style

FREEHOLD WITH VACANT POSSESSION**GUIDE PRICE £950,000 (+VAT IF APPLICABLE)****SUBJECT TO CONTRACT** - Sole Selling Agent

COUNF314

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Location

Fronts London Road (A532) in the heart of the village of Butley, approximately 700m (½ mile) north east of Prestbury. The Butley Ash benefits from a prominent position within a highly desirable Cheshire village. Prestbury Railway Station lies less than one kilometre to the southwest which provides excellent rail links with services into Manchester Piccadilly Station with a journey time of just under half an hour.

[Link to Street View](#)

Description

A traditional detached public house of traditional style with painted rendered elevations beneath a pitched roof. Single storey extension to side. Detached single garage. Car park with space for circa 45 vehicles. Trade patios plus lawned garden with additional unused field. The ground floor provides a welcoming bar area with good floor-to-ceiling height, offering approximately 65 internal covers. A commercial kitchen lies to the rear of the bar area in addition to a set of customer W.C's and associated general ancillary storage areas. Upland cold beer store.

The first floor provides residential accommodation comprising:- three bedrooms, a living room, kitchen, and bathroom, suitable for staff or management use.

Building Footprint approx.	355 sq m (3,820 sq ft)
Total Site Area approx.	7,445 sq m (1.840 acres)

Source: Nimbus Maps

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol from 9:00am until midnight every day.

Planning

The property is neither listed nor in a conservation area but lies within a Greenbelt.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £30,000 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £950,000** - VAT may be payable in addition. Additional land edged in blue on the below site plan is available via separate negotiations.

EPC - [Link to EPC - Energy Rating C](#)

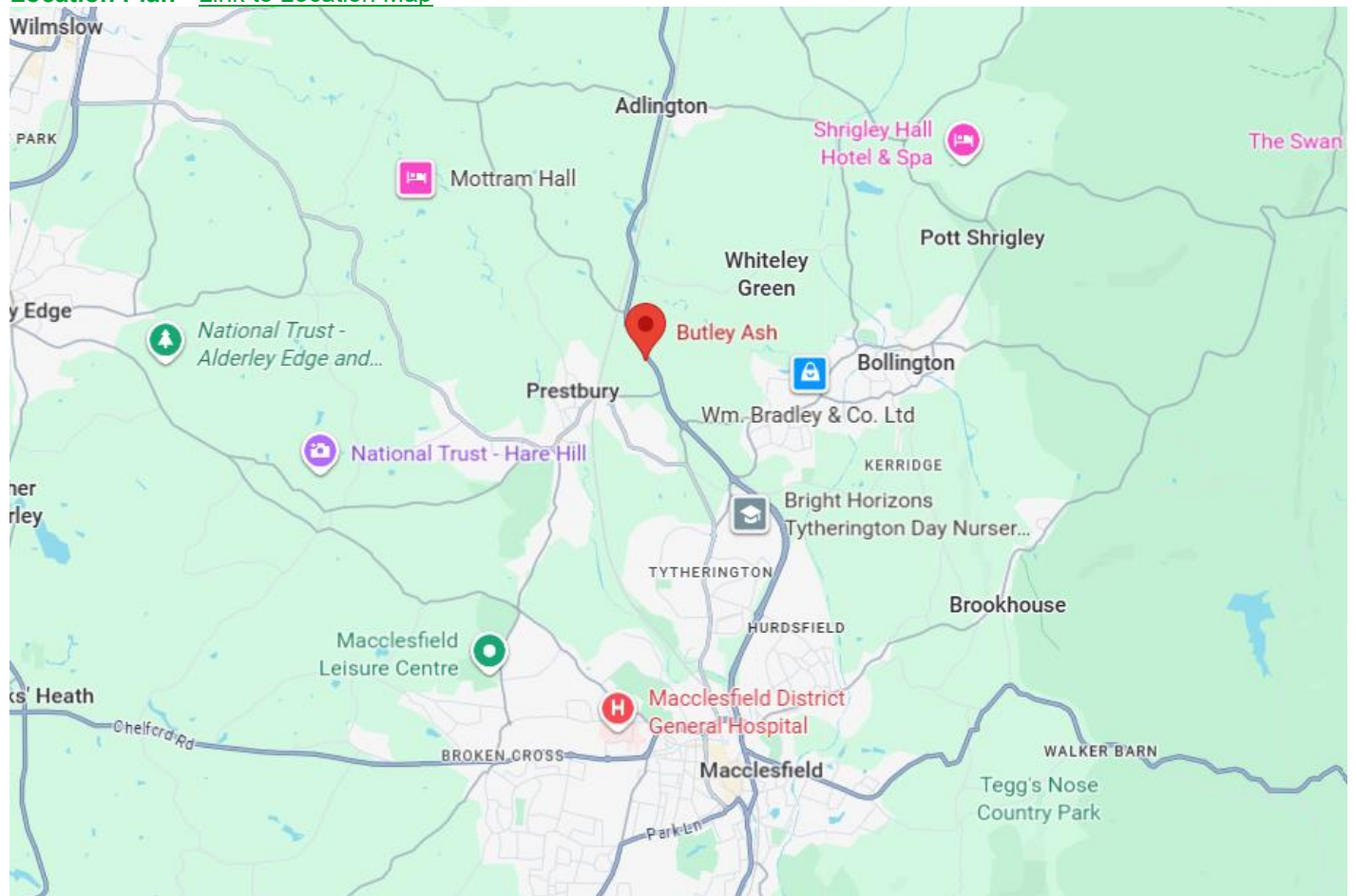
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

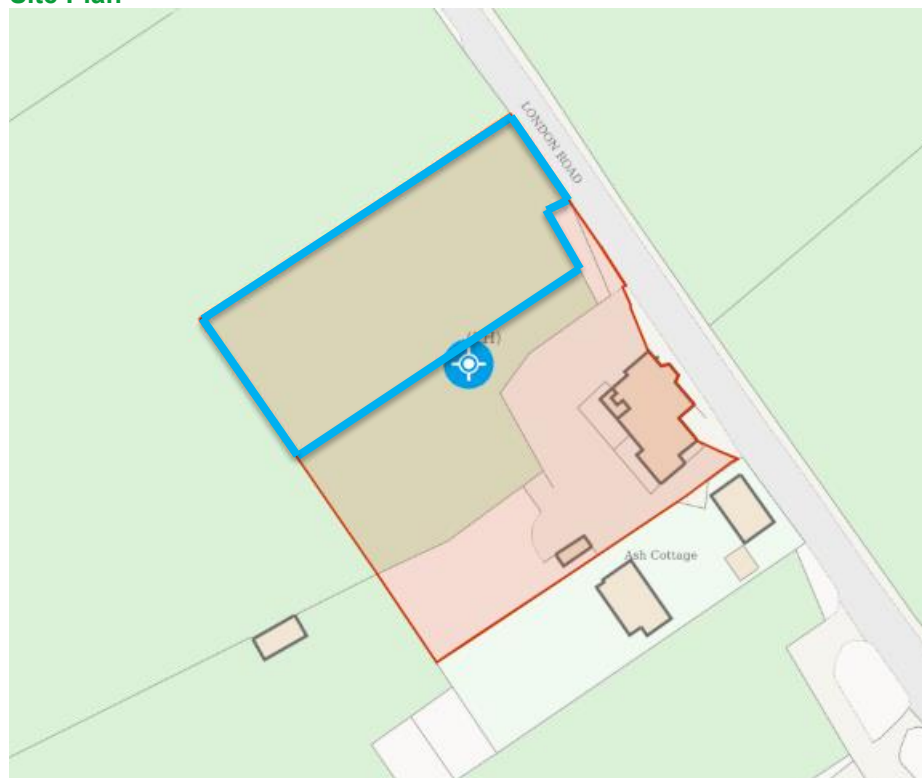
The business is currently closed, an external inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

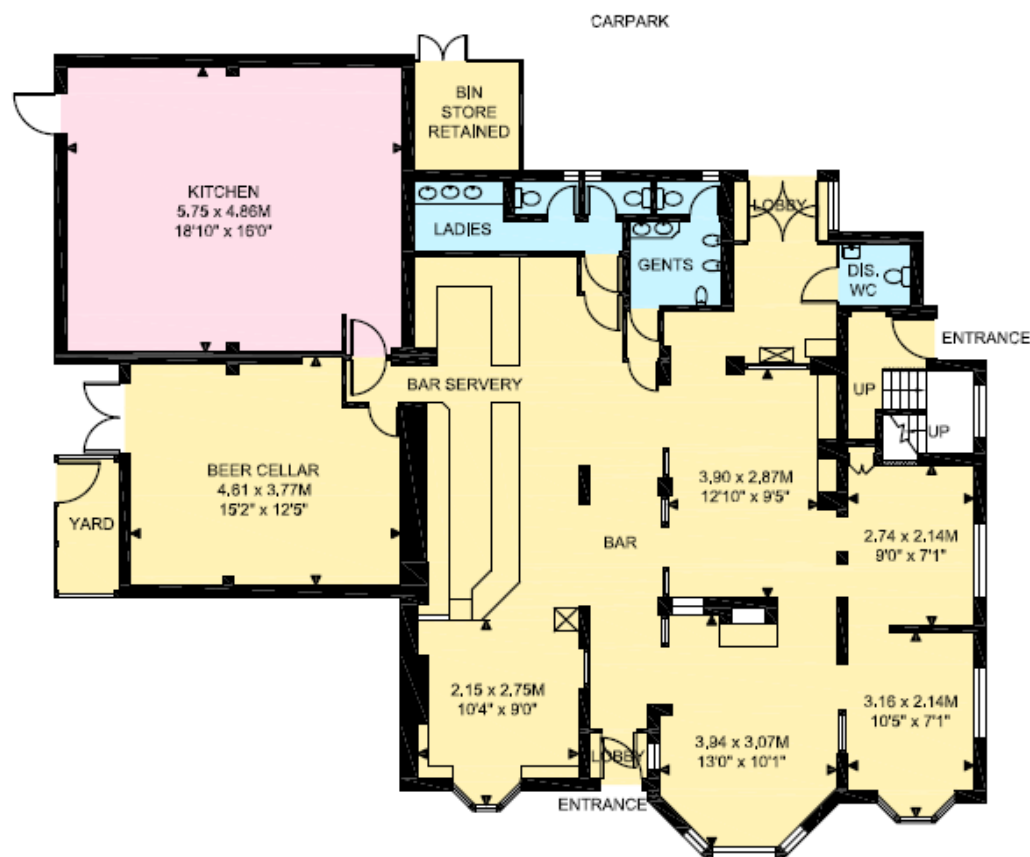
Site Plan



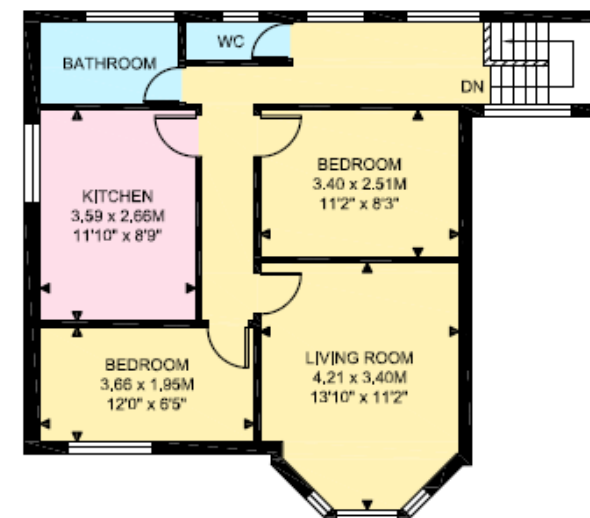
Nimbus Maps. Not to scale - Provided for indicative purposes.
NB:- the land edged in blue is available via separate negotiation.

FLOOR PLAN

Approximate Gross Internal Area 205.8 sq m / 2215 sq ft



Ground Floor
148.5 sq m / 1598 sq ft



First Floor
57.3 sq m / 617 sq ft

