

THE MANOR

Watt Place • Cheadle • Stoke-on-Trent • ST10 1NZ



savills

THE MANOR

Watt Place, Cheadle, Stoke-on-Trent, ST10 1NZ

Executive Summary

- Well established guesthouse, wedding and function venue.
- Built in 1758 the property once served as a rectory to St Giles Church
 - Eleven contemporary and comfortable en suite bedrooms
- Additional revenue stream provided by up to 20 weddings per year, general functions, Christmas and New Year parties.
 - A 13 minute drive from Alton Towers

Drive times

Stoke-on-Trent – 11 miles (approx 15 minute drive)

Derby – 32 miles (approx 45 minute drive)

Stafford – 15.5 miles (approx 34 minute drive)

Wolverhampton – 35 miles (approx 1 hour drive)

Nottingham – 50 miles (approx 1 hour drive)

Manchester – 54 miles (approx 1 hour 10 minute drive)

(all distances are approximate straight-line measurements and drive times from AA route finder)

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Your attention is drawn to the important notice on the last page of the text





LOCATION

The Manor is located within the small market town of Cheadle, which itself is situated in the county of Staffordshire. The guesthouse is based 11 miles to the east of Stoke-on-Trent, 50 miles to the north of Birmingham and 50 miles south of Manchester. Cheadle is well connected to the road network via the A521 which provides direct access to the A50. The A50 eastbound leads to Stoke-on-Trent and in turn the M6 motorway. The A50 heading westbound connects to the M1 motorway.

LOCAL ATTRACTIONS

The location being in the town of Cheadle is excellent, with nearby attractions including Staffordshire Moorlands, Alton Towers, The Potteries and Uttoxeter Race Course among many others. Alton Towers is situated just a short 13 minute drive away from the guesthouse. Furthermore the Peak District National Park attracts millions of visitors per year and is within a 30 minute drive.

DESCRIPTION

The Manor is situated in a prominent position close to the town centre. The main building incorporates bar, lounge and kitchen, as well as a function room with a capacity 120 people, owners accommodation, spacious two bedroom apartment with outside balcony, lounge and bathroom. The main Georgian style property backs onto a beautiful walled garden with a koi pool. Also backing onto the walled garden is the garden wing. The garden wing houses a great mix of double and family rooms. The stables can sleep a further 8 guests over 3 bedrooms. The Manor guesthouse offers comfortable en-suite rooms. All rooms are furnished in a contemporary style with the added extra of a flat screen TV and free Wi-Fi. Breakfast is included in the room rate and served in the Garden and Beech rooms.

EVENTS

The premises is available to hire for exclusive use making The Manor the perfect venue for an intimate wedding. The Manor can accommodate up to 38 wedding guests overnight as well as up to 120 on the day. Four different all inclusive Wedding packages are available at The Manor which all include ceremony and reception. A bridal suite is also part of the accommodation at The Manor.

OPPORTUNITIES

- Re-instate a restaurant offering and open up to the outside as well as residents.
- Expand the bedroom stock there is space to build 6 more rooms.
- Extend opening days by opening rooms on Sundays and during winter months.
- Increase function business by offering events

BUSINESS

Additional information

The Manor Hotel website can be accessed at <http://www.themanorheadle.co.uk/>

BUSINESS RATES

The hotel is listed within the 2017 rating list with a rateable value of £19,000.

EPC

Available upon request.

SERVICES

We are informed that the property is connected to mains drainage, water, gas and electricity.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser addition to the sale price.

LICENCES

The Hotel has a Premises Licence and Civil Licence.

INVENTORY

The trade inventory is included but the stock is at valuation.

SERVICES

We are informed that the property is connected to mains drainage, water, gas and electricity.

TENURE

Freehold.

PRICE

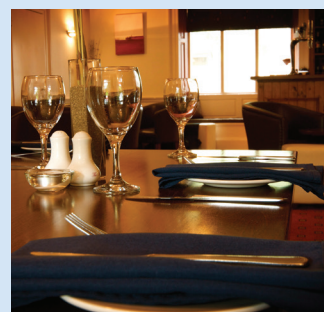
Upon application.

POSTCODE

ST10 1NZ.

VIEWING

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



IMPORTANT NOTICE

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