



ACRE HOUSE

INVESTMENT OPPORTUNITY

20 BENBOW STREET,
SALE, CHESHIRE, M33 7GG

£3,500,000

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Welcome to Acre House: A Prime Residential Development

Nestled in the vibrant and rejuvenated suburbs of Sale, Cheshire, Acre House presents a remarkable investment opportunity. This development features a variety of two-bedroom apartments, including 22 units that stand out for their high rental yields. Notably, 10 of these apartments benefit from the added convenience of parking. This makes Acre House a particularly appealing choice for discerning investors and landlords seeking a lucrative opportunity in a vibrant community.

Rental Performance:

A Wise Investment in a Thriving Community

Acre House is not just a property investment; it's an opportunity to be part of Sale's dynamic growth story. With its compelling rental yields, established tenant base, and exceptional location, Acre House represents a strategic addition to any investment portfolio.

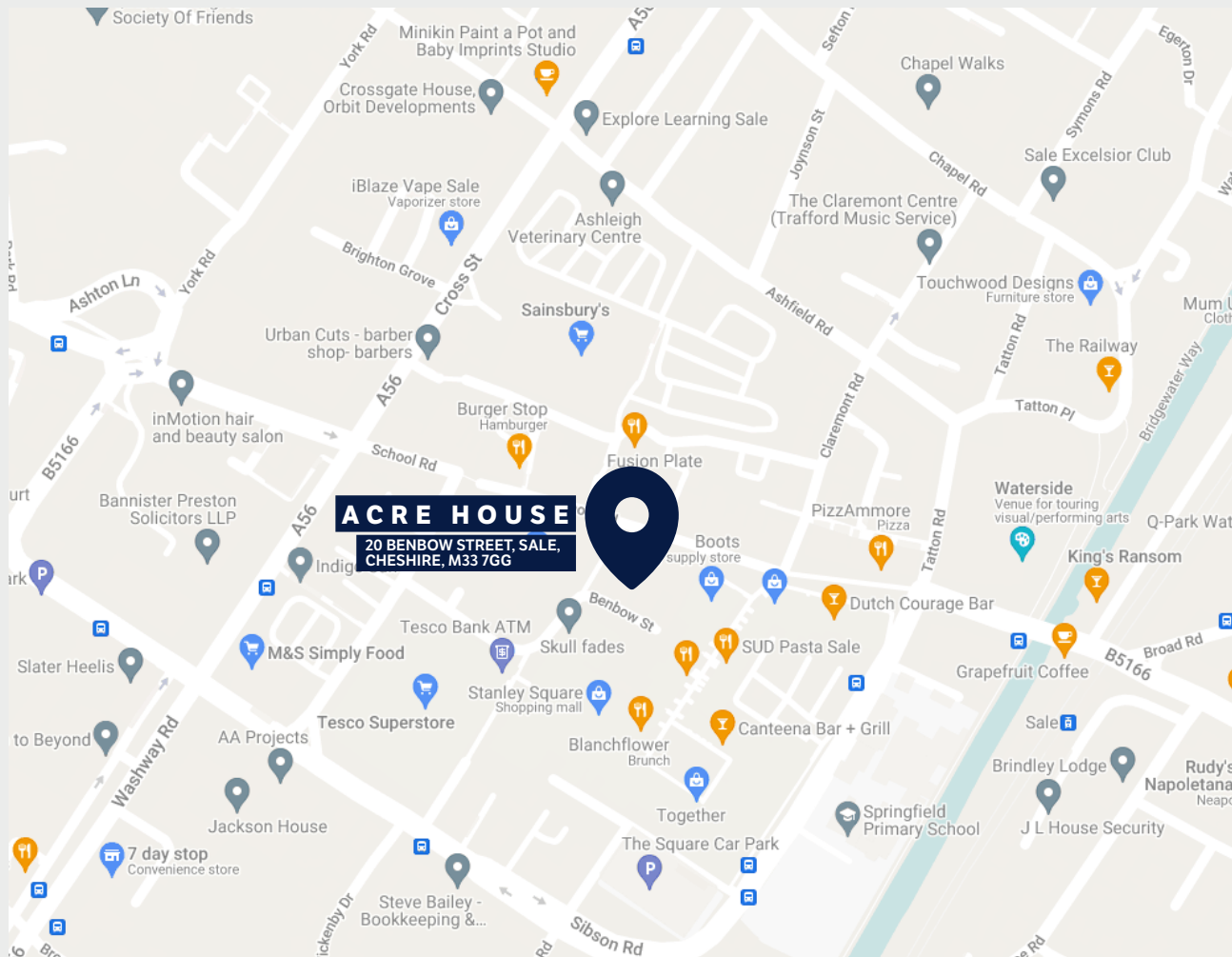
- **High Rental Yields:** Acre House offers yields between 6.8% to 7.2%, exceeding market expectations.
- **Immediate Income:** Pre-occupied tenants provide instant rental returns, eliminating concerns about initial vacancies.
- **Rising Demand:** The attractiveness of Sale to families and professionals boosts the rental demand, benefiting Acre House.
- **Value Growth:** The continual development in Sale suggests a promising increase in property values.
- **Simple Management:** The property's low maintenance requirements and professional oversight make for an effortless investment experience.







LOCATION



Closest Schools:

Springfield Primary School (0.1mi.)

St Joseph's Catholic Primary School (0.2mi.)

Forest Park Preparatory School (0.3mi.)

Closest Stations:

Sale (0.2mi.)

Brooklands (0.5mi.)

Dane Road (0.6mi.)

Closest Motorways:

M60 (1.4mi.)

Distances:

Manchester (5mi.)

Closest Parks:

Sale Water Park (2.7mi.)

Walkden Gardens (1.1mi.)



ABOUT SALE

Embracing the Best of Sale, Cheshire

Acre House uniquely blends suburban peace with urban accessibility, attracting both investors and residents:

Suburban Appeal, Urban Access Located near the scenic Bridgewater Canal, Sale is just five miles from Manchester's city centre. This offers residents a quiet suburban life alongside easy urban amenities.

Transport Links Sale boasts excellent transportation, including the Metrolink tram to Manchester and various bus services, facilitating easy commutes. The novel water taxi along the canal adds a unique commuting option.

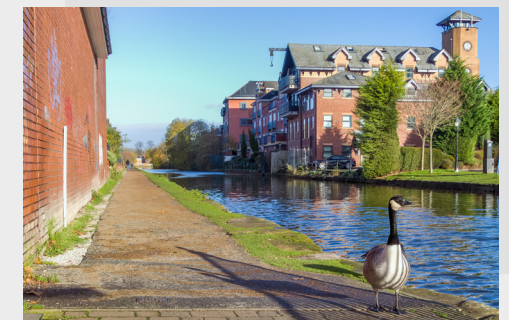
Educational Hub With over 15 primary schools, notable secondary and prestigious grammar schools, Sale is a magnet for families, sustaining residential property demand.

Cultural and Recreational Richness Sale isn't just convenient; it's culturally vibrant. Waterside walks, a thriving food and arts scene, offer a rich, relaxing lifestyle.

Ongoing Regeneration Sale's recent regeneration, with new developments and green spaces, has boosted its desirability, enhancing life quality.

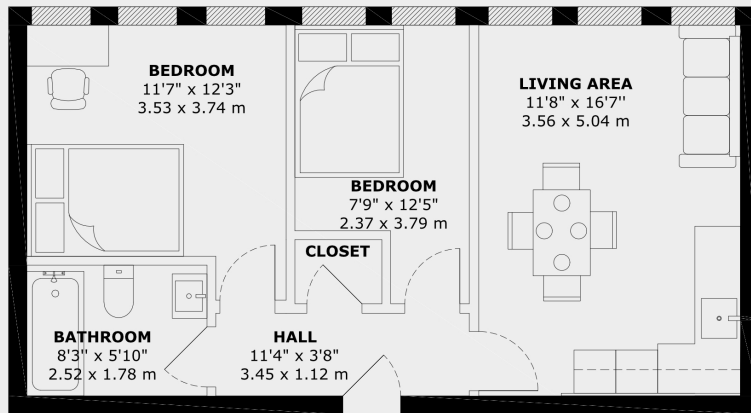
Community and Lifestyle Sale's community-focus and diverse leisure activities ensure a balanced, enjoyable lifestyle.

Combining these attributes, Acre House is an ideal investment, promising a lifestyle that's both enriching and comfortable.



ACRE HOUSE FLOOR PLAN

TYPE A AND B (INDICATIVE)

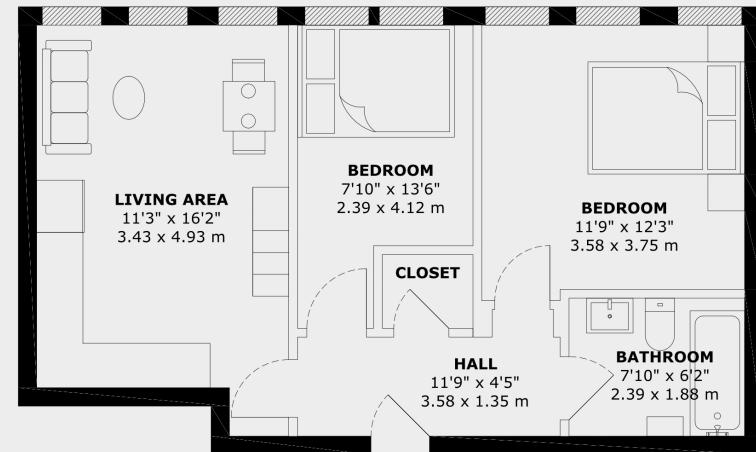


Gross Internal Area
527 Sq Ft / 49 m²

Apartment Type A

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes and should be used as such by any prospective purchaser. Produced by [VirtualTours.co.uk](http://www.VirtualTours.co.uk)

- WINDOW
- DOOR
- EXTERIOR WALL
- INTERIOR WALL



Gross Internal Area
561 Sq Ft / 52 m²

Apartment Type B

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes and should be used as such by any prospective purchaser. Produced by [VirtualTours.co.uk](http://www.VirtualTours.co.uk)

- WINDOW
- DOOR
- EXTERIOR WALL
- INTERIOR WALL

Method of Sale and Tenure

Each apartment in Acre House includes an open-plan layout, encompassing a living/dining room and the kitchen.

The units feature two double bedrooms and a bathroom with a shower-over-bath. Residents benefit from secure access via Benbow Street, with optional parking from the elevated car park.

Enhanced security is ensured with coded access to communal areas, and convenient lifts provide easy access to every floor.

Choose Your Investment Scale

Single Unit Investment:

Option for an individual apartment with a rental yield of £900pcm.

Portfolio Expansion:

Acquire a group of four apartments, cumulatively earning £3,575pcm.

The Misrepresentation Act 1967.

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