

Chartered Surveyors | Asset Managers | Auctioneers

Manchester | Liverpool | London | Chester

LANDWOOD
GROUP

NEW FARM COURT, TILSTON ROAD, MALPAS, CHESHIRE, SY14 7DF



FOR SALE: PREDOMINANTLY COMPLETED DEVELOPMENT OF BARNs IN A RURAL SETTING

Chartered Surveyors | Asset Managers | Auctioneers

Manchester | Liverpool | London | Chester

LANDWOOD
GROUP



Location

Malpas is a historic and picturesque village in Cheshire, approximately 16 miles east of Chester. It has a busy high street providing a range of shops, restaurants and Public Houses with good primary and secondary schools to the village.

The village is located in driving distance of A roads with A41 providing connections to the M53 & M56 motorways. The subject's immediate vicinity is rural in nature albeit other residential properties and new high-end housing developments are positioned to the east and south of the development.



Development

The development comprises a predominantly complete range of distinct and individual houses positioned on a private cul-de-sac in a countryside setting.

It provides 7 no semi-detached and terrace dwellings (2 no three beds, 4 no five beds and 1 no six bed) with 4 no benefiting from garages and all having off road parking. The dwellings are in 3 no blocks with Plot 1,2,3 to the west boundary, Plot 4&5 behind to the north west corner and Plot 6&7 to the north east corner. Each of the plots are connected to mains water and electricity with sewage/drainage via a septic tank/pond and gas is LPG.

Externally, the part complete private road leads to dwellings and shared proposed paddock with each dwelling having a front and rear garden incorporating 2 no car parking spaces.

Chartered Surveyors | Asset Managers | Auctioneers

Manchester | Liverpool | London | Chester

**LANDWOOD
GROUP**

Homes

Saddlery House (Plot 1)



Five bedroom house with integrated garage

Sythe Barn (Plot 2)



Five bedroom Terrace House

The Forge (Plot 3)



Five bedroom house with integrated garage

The Milne (Plot 4)



Six bedroom House with integrated garage

Sparrow Bank (Plot 5)



Five bedroom house with garage

New Farm Cottage & The Nellie (Plot 6 & 7)



2no Three bedroom semi-detached houses

Accommodation

Plot	Description	Sqm(Sqft)
1	Ground floor – hall, WC, open plan kitchen/lounge/dining room, utility room, pantry and garage. First floor – hall, bathroom, cupboard, 3no bedrooms with the master having ensuite and dressing room. Second floor – hall, bathroom, 2no bedrooms.	210.79(2,269)
2	Ground floor – hall, plant room, WC, kitchen, lounge, dining room and utility room. First floor – hall, bathroom, cupboard, 3no bedrooms with master having ensuite and dressing room. Second floor – hall, bathroom, 2no bedrooms with stores.	253.89(2,733)
3	Ground floor – hall, WC, open plan kitchen/lounge/dining room, utility room, study, plant room and garage. First floor – hall, bathroom, cupboard, 3no bedrooms with the master having ensuite and wardrobes. Second floor – hall, bathroom and 2no bedrooms with stores.	270.62(2,913)
4	Ground floor – entrance hall, WC, open plan kitchen/dining room, lounge, utility room, plant room and garage. First floor – hall, bathroom, 4no bedrooms with the master having ensuite and walk-in wardrobe. Second floor – hall and 2no bedrooms both ensuite.	269.96(2,906)
5	Ground floor – hall, study, WC, store, open plan kitchen/lounge/dining room and garage. First floor – hall, bathroom, 3no bedrooms (2no ensuite and master having a walk-in wardrobe). Second floor – hall, bathroom and 2no bedrooms with stores.	264.48(2,847)
6&7	Ground floor – entrance hall with WC, open plan lounge/dining room and kitchen and utility. First floor – hall, cupboard, bathroom and 3no bedrooms with master having ensuite and wardrobe.	120.40(1,296)

Chartered Surveyors | Asset Managers | Auctioneers

Manchester | Liverpool | London | Chester

**LANDWOOD
GROUP**

Interiors



Chartered Surveyors | Asset Managers | Auctioneers

Manchester | Liverpool | London | Chester

**LANDWOOD
GROUP**



Planning

Planning permission Ref: 16/01179/full for erection of 6no dwellings (altered to 7no) and subject to conditions including Section 106 for Affordable Homes Contribution.

Tenure

Freehold under title numbers CH340185 (part only), CH518670 and CH49357.

Tenancies

The Nellie (Plot 7) is subject to a tenancy agreement at £1,250 pcm.

EPC

Available upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers invited.

Viewings and Further Information

Strictly by appointment – please contact below for further information

Michael Fitzpatrick

0151 242 6754 or 0161 710 2010

michael.fitzpatrick@landwoodgroup.com

www.landwoodgroup.com

Upon the instructions of the Joint Fixed Charge Receivers



Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to the it condition or operation; 5) These particulars do not constitute part of an and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority offer or contract; 6) The vendors or lessors do not make or give and neither do Landwood Commercial. (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.