



Barn & Development Opportunity
Manor Farm, Hapsford, Frodsham, Cheshire WA6 0JT

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

Barn & Development Opportunity

Manor Farm, Hapsford, WA6 0JT

Offers Over - £300,000

An exciting opportunity to acquire a unique development plot(s), being a traditional red brick barn with planning permission to convert to a four-bedroom dwelling, and a development plot to erect a new four-bedroom dwelling. The properties have been designed with modern, family living in mind, with open plan living areas, private gardens, and driveways. The property is for sale as a whole or in two separate lots.

LOCATION

The property is located in the village of Hapsford, approximately 4 miles west of Frodsham and 9 miles east of Chester. Both towns provide a great variety of schooling, shopping and other facilities. The property also benefits from excellent road connections onto the M56, A56 and M53.

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DIRECTIONS

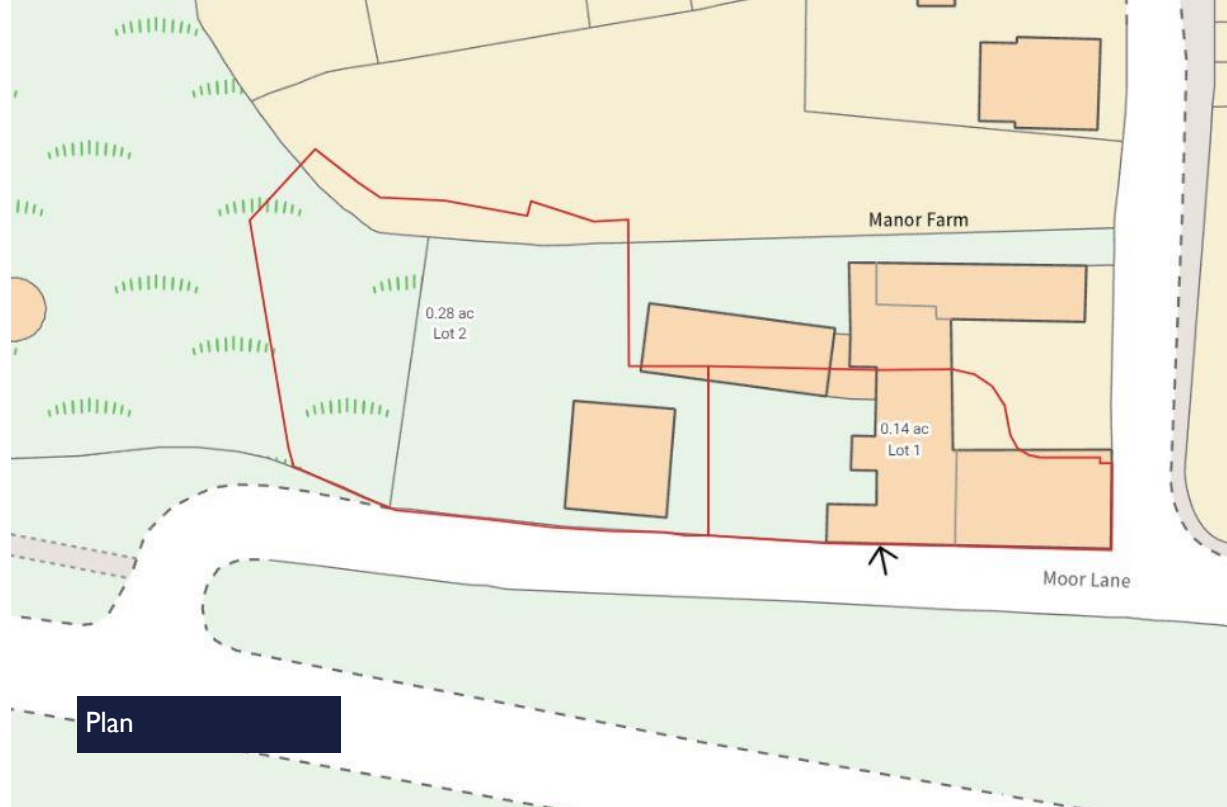
Heading north on the M56, take the exit at junction 14 and enter the roundabout. Take the fourth exit onto the A5117 and follow the road for approximately 0.5 miles. Take a left turn onto Moor Lane and the property will be located on your left. what3words - ///happen.unafraid.pillows

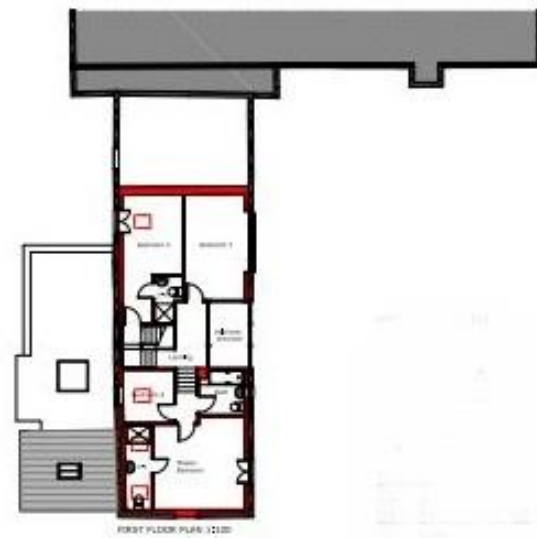
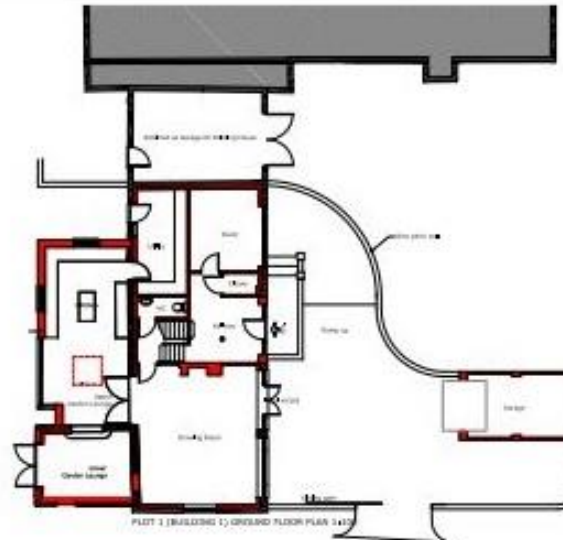
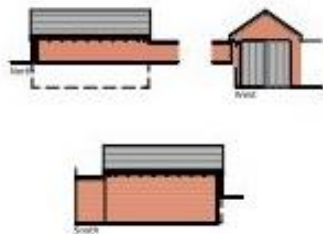
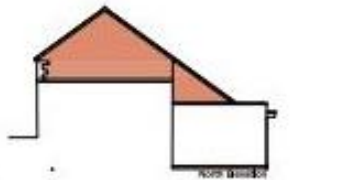
PLANNING

The property benefits from full planning permission for the conversion and extension of a redundant agricultural building to a dwelling, demolition of agricultural storage buildings, erection of one dwelling and associated works. Granted under reference 16/04205/FUL on the 9th September 2021.

The application can be viewed on Cheshire West and Chester's website - <https://bit.ly/3zQhkzj>

The relevant plans are also available from the selling agent.





TITLE AND TENURE

The property is sold freehold with vacant possession upon completion.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Should the property be sold as a whole, the purchaser will be responsible for the payment of the CIL liability.

SERVICES

Connections are available from Moor Lane.

OVERAGE

None.

ACCESS

Both lots will be accessed from Moor Lane.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

There is evidence that the presence of Japanese Knotweed has been found on the property.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Lot 2



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