



THE SHOP

Church Street, Malpas

Rickitt
Partnership

Unique period semi detached former shop with residential planning

Grade II listed semi detached ♦ Located in the heart of Malpas Village ♦ Former shop with Edwardian frontage ♦ Planning permission to convert into residential ♦ App number: 23/02593/LBC ♦ Three bedrooms ♦ Three reception rooms ♦ Mezzanine over sitting room ♦ Arranged over three floors ♦ NO CHAIN ♦ CASH OFFERS ONLY

Description

The Shop, formally The Cross Pharmacy, is located in the heart of Malpas Village. This iconic Grade II listed semi detached property now has planning permission to convert it into a residential home. The application number is 23/02593/LBC. The planning is to make this former shop into three bedrooms and three reception rooms with a mezzanine arranged over two floors and basement.

Front Room

Edwardian frontage with large window either side to part glazed door to front. Ornate wood open staircase to first floor. High ceiling. Window to rear.

Inner Room

Large frosted window to side.

Inner Hall

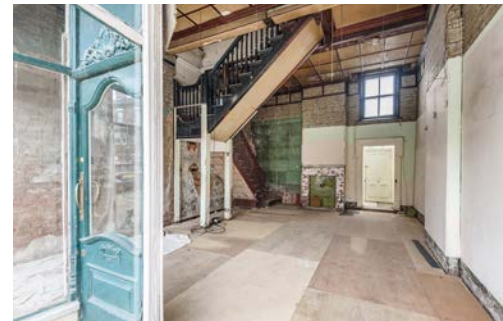
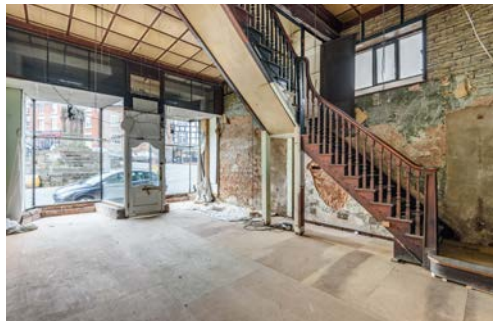
Tiled floor with door to rear.

Back Room

Frosted window to rear. Tiled floor. Access to loft.

Cloakroom

Low level WC and hand wash basin. Large frosted window to side. Tiled floor.





Cellars

Room One

Disused stone steps to front with skylight.

Room Two

Staircase to ground floor.

Second Floor Landing

Bedroom One

Window to front

Bedroom Two

Window to rear and one to side.

Property Information

We understand the property is freehold, with mains water, electricity and drainage connected.

Special Notice

The property is liable for a Community Infrastructure Levy (CIL) change of £17,298.20. However this change is EXEMPT as a self-build. If the below key points are met:

- Need to submit self build exemption form but no works to commence at all otherwise full amount is payable
- The person applying needs to live in the property for 3 years after building control completion - so prospective purchaser/buyer needs to apply not seller.

The prospective purchaser can email CIL at Cheshire West, and they will advise the process as if followed correctly the full payment is reduced to £zero

Email - cil@cheshirewest.gov.uk



Floorplans

The Shop, Holly House, Malpas Approximate Gross Internal Area 176 Sq M/1896 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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