



The Firbobs | Tarporley | CW6 9HN

EDWARD  
mellor





## Features

- An exceptional development opportunity
- On a superb Approx. 1/3 acre plot
- A spacious 3 bed detached bungalow
- With consent for one detached bungalow
- In a fabulous rural location

Standing in Approx., 1/3 acre. 'The Firbobs' is a modern detached bungalow with land adjacent which has lawful commencement for the construction of one detached bungalow. The existing property was built in 1986 and is to be sold for the first time in its history. The layout with oil fired central heating and

double glazing comprises entrance hall, generous lounge/diner, fitted kitchen with breakfast area equipped with a full range of integrated appliances, study, three good sized bedrooms and bathroom. Full details of the planning consent for the bungalow to be built are available with our Northwich office. Tiverton is a picturesque

hamlet within 2 miles of Tarporley known for its historic high street and is 12 miles from the city of Chester. There is easy access to the motorway network connecting to several major commercial centres in the North - West and North Wales





## OVERAGE CLAUSE.

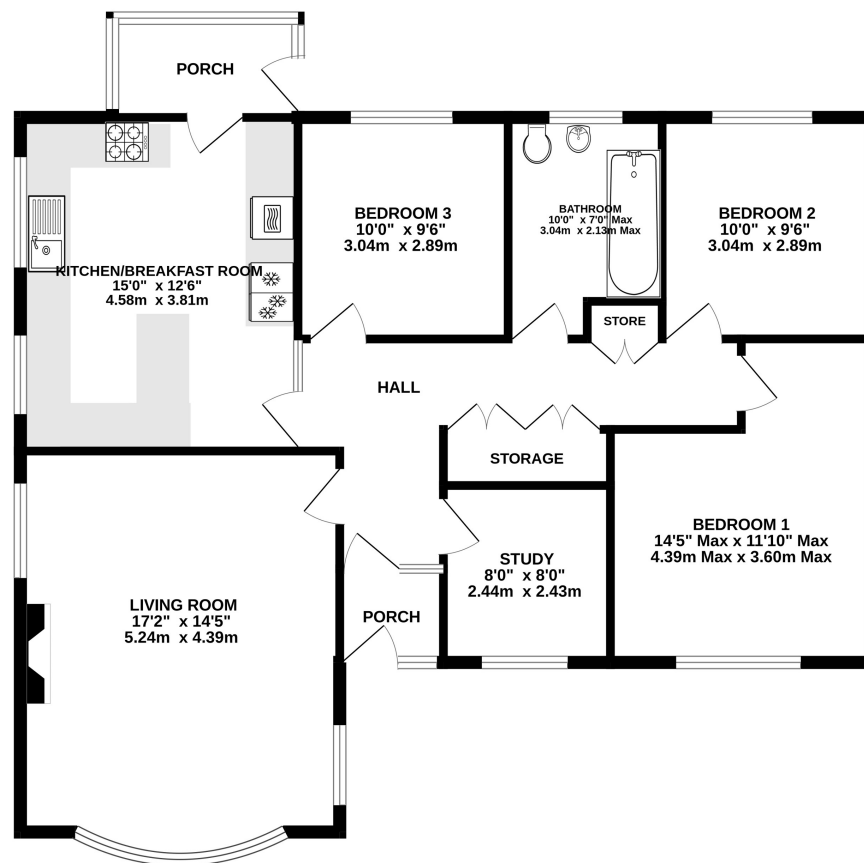
The property offered for sale known as The Firbobs, Nantwich Road, Tiverton Heath, CW6 9HN has on its land the benefit of a Lawful Development Certificate, Application No. 23/03447/LDC, for development of an adjacent bungalow permitted by planning permissions 6/16142 and 6/20207. - In the event of alternative development permission being obtained within thirty years from the date of completion to change the bungalow(s) from single storey, increase the number of dwellings on the site above two or obtain permission to change to commercial premises then an overage of £200,000 (two hundred thousand pounds) will become payable - It is intended that overage will be triggered on the implementation of such new planning consent, or the first disposal of any part of the site with the benefit of the changed planning permission, whichever is the earlier. Notwithstanding the above, the Vendor may be prepared to consider offers excluding an overage provision. If this is the case the purchaser's position should be made clear at the time of making an offer. - CLARITY. No overage will apply where permission is obtained for ground floor extension(s) or for domestic garage as part of The Firbobs.



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

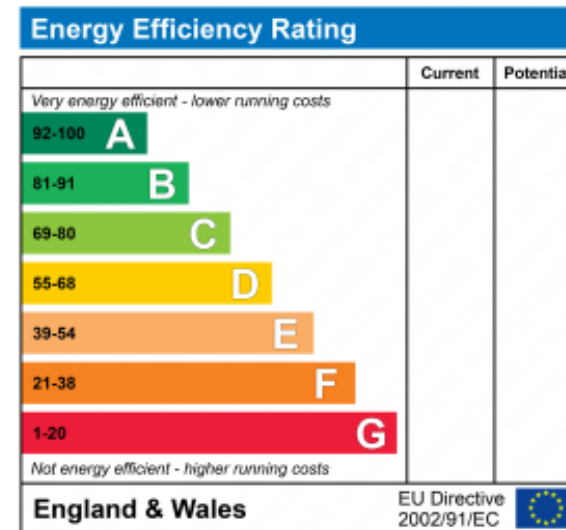
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## Important Information

- Council Tax Band: F
- Tenure: Freehold

## EPC Rating



10, The Bull Ring, CW9 5BS  
T: 01606 455 14  
E: [northwich@edwardmellor.co.uk](mailto:northwich@edwardmellor.co.uk)



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*