



Offers in Excess of £2,000,000

THE AREA'S LEADING ESTATE AGENCY

ROOKERY FARM Flat Lane, Kelsall

GASCOIGNE HALMAN

Located in the heart of Kelsall village - a prime village centre site extending in total to circa 25.86 acres with enormous development potential (subject to planning consents being granted)

COMMENT FROM ROBERT REED OF GASCOIGNE HALMAN

This is a hugely significant development opportunity within the centre of Kelsall village. The rarity of the buying opportunity cannot be overstated and I anticipate there will be substantial interest in this remarkable and most interesting site.

The site extends in total to circa 25.86 acres. Nearly 24 acres of this is an agricultural large grassed field, relatively flat with a gentle downwards slope. There are excellent long range views towards Chester and North Wales. Interested parties will note there is already residential development to the north adjoining Chester Road, on the opposite side of Flat Lane and towards the southern end of the site.

At the front of the site located at the junction of Chester Road and Flat Lane there is a charming and most appealing historical Grade II Listed house of circa 2000 square feet (excluding cellar measurements). The farm buildings include traditional brick and slate barns and modern portal framed structures, centred on a farmyard.

It should be noted that all future development works would be subject to gaining the relevant permissions from Cheshire West and Chester Council.

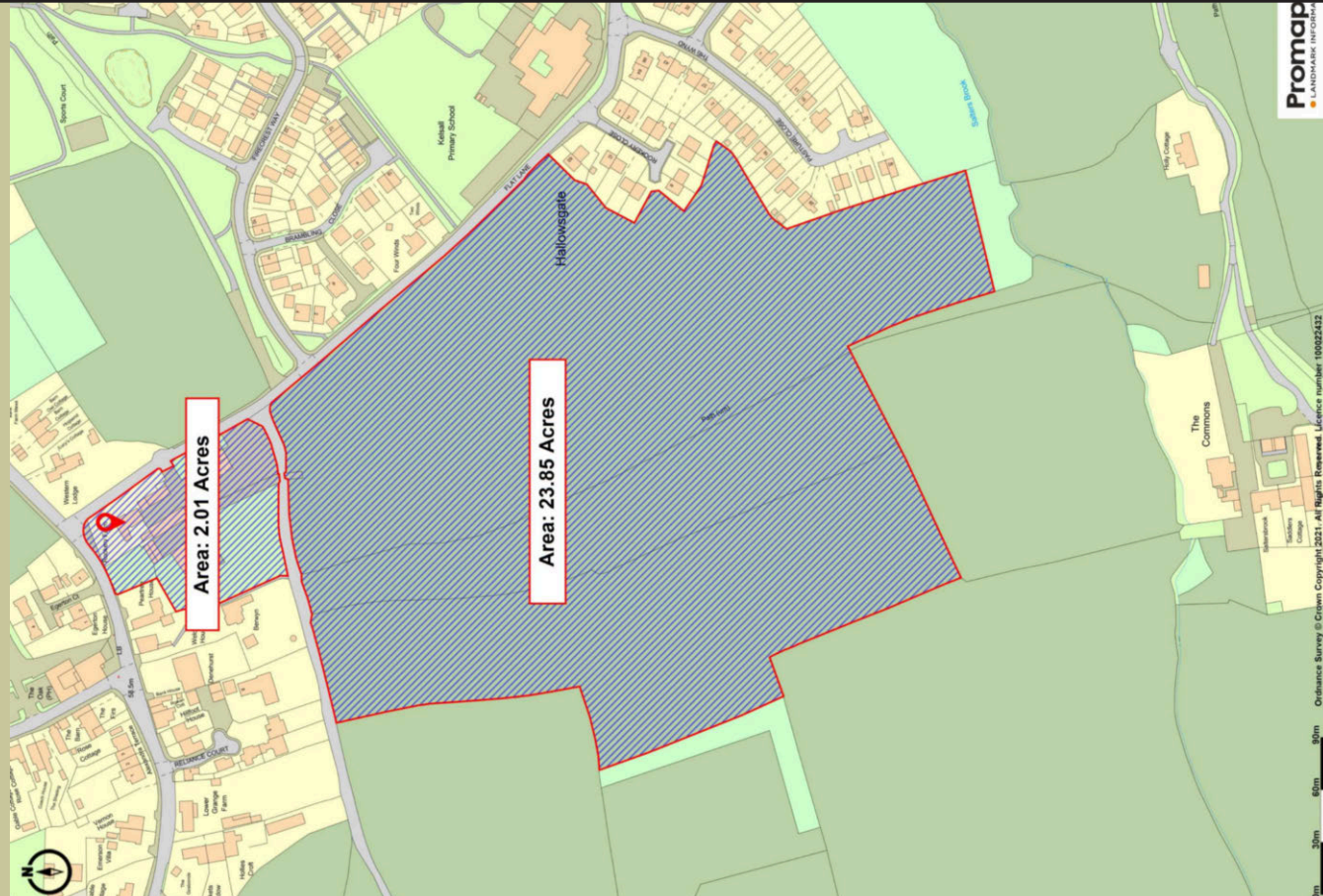
For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Tarporley office.

LEGAL INFORMATION PACK

From 1st July onwards, a legal information pack, prepared by Mr Graham Gigg of Butcher and Barlow LLP will be available for interested parties to review. Please enquire through the Tarporley Office of Gascoigne Halman.

OVERAGE

The sale will be subject to an overage, this being 30% of any future development value over and above the base acquisition cost (index linked) resulting from the grant of planning permission within the next 30 years. Full information will be provided in the eventual contract of sale. In addition, information pertaining to this will be included in the legal information pack available in advance of the offer submission date.





OFFER SUBMISSION DATE AND CONTEXT

Offers are asked to be submitted in writing to Robert Reed of Gascoigne Halman by Midday on Thursday 22nd July 2021. Within the offer, it would be expected that an interested party would set out proposed timescales, detail of funding structure and any relevant terms and conditions.

All offers received will be submitted to the clients and please note, that unless specified to the contrary, the exact copy of the offer content will be shared with the clients.

Offers that are subject to planning, option terms and promotions are not encouraged.

LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a large Co-operative convenience store, a renowned village butcher, pharmacist, ladies hairdresser and hugely popular coffee shop. More over there is an active community hall, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel.

Recreationally Kelsall features tennis courts, playing fields with specialist children's play area and a wonderful collection of walking routes in the surrounding countryside, especially the well-known sandstone trail. The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Delamere Forest.

There are a number of pubs in the village, but worthy of particular attention is that in recent times Brunning and Price have completed their full refurbishment of the pub in the centre of the village, The Morris Dancer. This outstanding public house/restaurant has already been met with wide acclaim and is worthy of inspection along with The Boot Inn, famous to all locals for the amazing homemade pies!

For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding including Kings and Queens of Chester, Abbeygate and The Grange.

Anyone needing to commute will find great transport links to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, and nearby Chester. Rail services from nearby village stations including Delamere and Hartford allow further access to the North West. Two international airports can be located within 45 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.