



**GASCOIGNE
HALMAN**

PLAYDOG MANSION, CROWTON, NORTHWICH

THE AREAS LEADING ESTATE AGENT

Set in a glorious semi rural location with rural aspects and notable tranquillity, a modern outbuilding with planning permission for change of use to residential, set in gardens and land of 1.734 acre

COMMENT FROM ROBERT REED OF GASCOIGNE HALMAN

If you have a desire to escape to the country whilst also taking on a unique one off development opportunity, this is an exciting project without parallel in the locality. The subject property is a former boarding kennels, set in a lovely plot of a little over 1.74 acre and comprising garden and paddock. There is also additional land available by separate negotiation, making this a good option for those with an equestrian interest.

The planning permission detail can be found under CWAC Planning reference 22/02342/FUL. The proposed planning consent allows for a large open plan kitchen plus two reception areas as well as consent for three bedrooms and two bathroom. The proposed size of new dwelling circa is 1720 square feet (159.75 square metres) and this project has the advantage of working with and converting an existing dwelling rather than starting from scratch.

When complete, this should be a super family home in a lovely edge of village location with open views of countryside adjoining.

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.

DIRECTIONS

From Tarporley take the A49 towards Warrington. Go through Cotebrook and straight ahead at the traffic lights just beyond the Garden Centre (junction with the A54). Continue on the A49 going straight on at the next two sets of traffic lights (junction with the A556 and Norley Road respectively). At the Weaverham Roundabout take the second exit and bear left into West Road. After about one third of a mile, turn left beside the Hanging Gate Pub, towards Acton Bridge. Shortly after the 30mph sign (with The Hazel Pear Pub straight in front of you) turn left and go over the railway bridge. Continue along this road into Crowton. After the Church and shortly before reaching the pub take a left turn onto Bent Lane. The property will be located on the left hand side clearly identified by a Gascoigne Halman 'For Sale' board.

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise. In particular the purchaser has a right of access over the existing driveway.



TARPORLEY OFFICE

01829 707885

tarporley@gascoignehalman.co.uk

62 High Street, Tarporley CW6 0AG

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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.