



**GASCOIGNE
HALMAN**

KINGSLEY MILL, MILL LANE, KINGSLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



KINGSLEY MILL, MILL LANE, KINGSLEY, FRODSHAM

Offers Over £300,000

A rare and exciting opportunity to acquire a substantial detached commercial property and an adjacent former Mill offering potential for a variety of possible uses and conversion to residential use, subject to planning permission being obtained.

Unconditional cash offers are invited for the freehold interest in this substantial detached commercial property and adjacent former mill.

The buildings have operated for many years as a corn mill, animal feeds business and subsequently as a cafe. The business ceased trading in 2022 and the buildings are now redundant, being offered with vacant possession upon completion.

The properties are held under two titles, CH609280 and CH687882 and the whole site extends to approximately 0.5 of an acre.





DESCRIPTION

The main building comprises of the former cafe with large open plan dining areas and a serving counter. There are toilets and a kitchen. Offices are arranged in the adjacent section of the building with access to first floor rooms used as further offices, general storage and toilet/bathroom. The current business rates valuation is £38,000.

The former mill is a large detached building over three levels. It offers great potential for development and conversion, subject to appropriate planning permission being obtained.

PLEASE NOTE: All site visits must be by prior appointment and accompanied by a member of our team. Visitors should also take note that both buildings are to be sold as seen and will require investment. All visitors entering the properties do so at their own risk and we cannot be responsible for any injury or harm sustained.

LOCATION

The property is located between the villages of Kingsley and Crowton. Kingsley has a Co-op Store and Post Office and there are pubs in both villages. Popular primary schools are found in both Crowton and Kingsley with secondary education available in Helsby and Weaverham. Kingsley also has an active community with various groups, activities and facilities. The towns of Frodsham and Northwich are both within easy reach and provide more extensive facilities. The location is excellent for access to Delamere Forest and the Weaver Valley which provides extensive walks and bridleways.

TENURE

Freehold.



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.

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