



**GASCOIGNE  
HALMAN**

WESTBROOK FARM, HOLLOW LANE, KINGSLEY,  
FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## WESTBROOK FARM, HOLLOW LANE, KINGSLEY, FRODSHAM

From £440,000.00

**An exciting, landmark development of six luxury homes in the heart of Kingsley Village, created by the conversion of historic Westbrook Farmhouse and the adjacent barns.**

A collection of just six superior, individual properties being completed by specialist local developers with a track record for the creation of some exceptional homes in the area.

The development cleverly combines the character of a Cheshire farmhouse and the agricultural heritage of traditional farm buildings with a contemporary, high level specification and smart, modern design.







## WESTBROOK FARM

Six High Quality Individual Homes

Superb Rural Village Setting

Smart, Modern Contemporary Finish

Traditional Design and Materials

Two, Three and Four Bedroom Homes

Private Gardens and Rural Views

High Level Specification and Finish

Gas Fired Underfloor Heating

10 Year Warranty





WESTBROOK FARM | HOLLOW LANE, KINGSLEY, FRODSHAM

The properties offer spacious, well planned accommodation each with individual style and unique appeal. There are homes with two, three and four bedrooms, each offering modern open plan design, spacious, light and bright bedrooms and multiple bathrooms. Each home will also benefit from lovely gardens and several enjoying superb open views.

The specification is without compromise with quality and attention to detail on display throughout. The properties come with high levels of thermal insulation built in with efficient gas fired central heating/hot water system, under-floor heating to the ground floors, and quality double glazed windows. Bespoke Porcelanosa fittings adorn the kitchens and bathrooms, the kitchens also featuring built in quality appliances.

The courtyard will provide a sense of community yet each property will have a private garden with Indian stone paving and lawns. There is plenty of parking for residents and visitors.

## LOCATION

Nestled on the edge of the picturesque village of Kingsley, in the heart of beautiful Cheshire countryside, these outstanding homes present a unique opportunity to enjoy the best of rural living in beautiful surroundings.

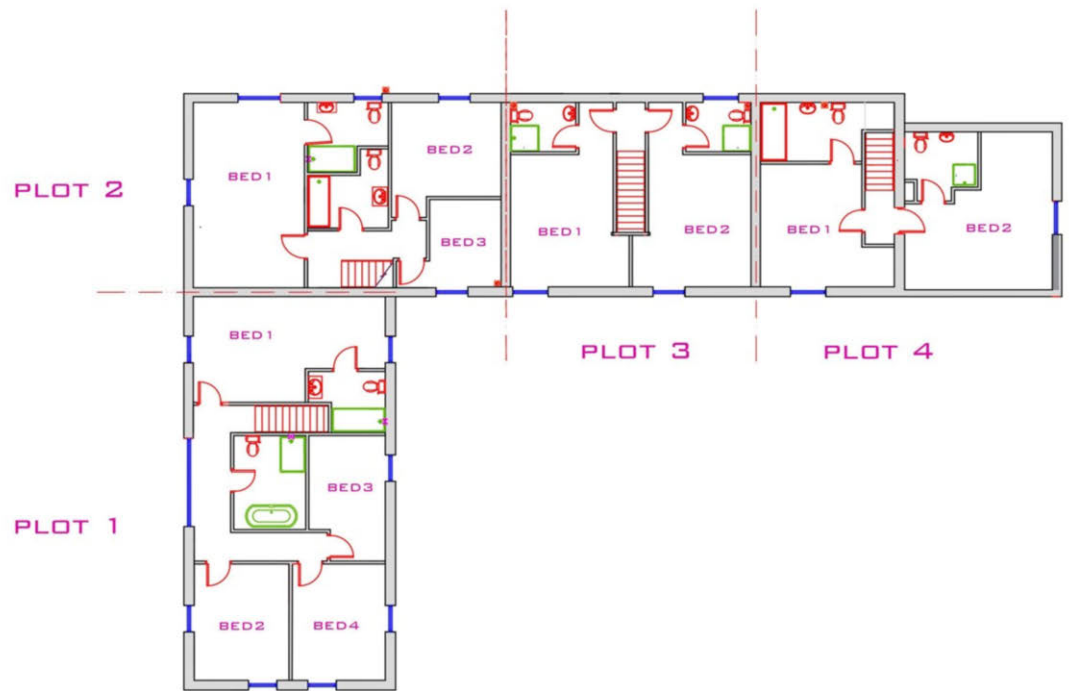
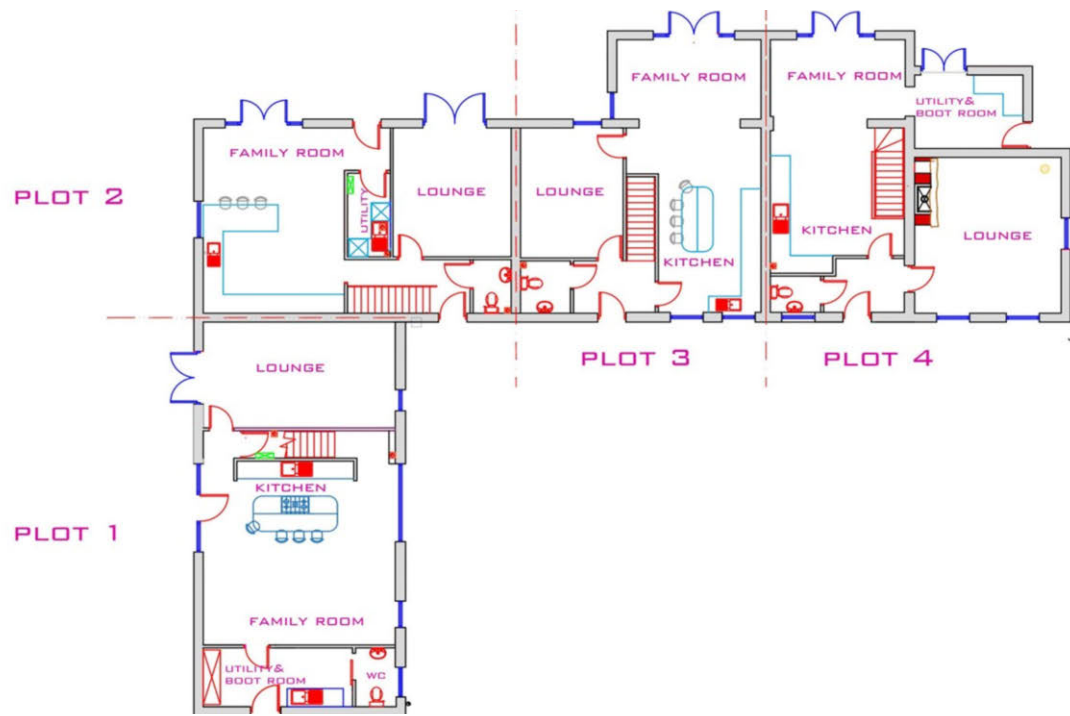
Within easy walking distance of the houses are amenities including a convenient store/Post Office, a village pub and two primary schools. There is plenty going on in the thriving village community, including a cricket club and many youth group activities.

Outdoors enthusiasts are spoilt for choice, with Delamere Forest and its host of opportunities for walking, cycling and horse riding right on the doorstep. Other excellent recreational facilities in the area include a number of superb golf courses, the Sandstone Trail and Manley Mere, which is renowned for its water sports.

The market towns of Frodsham and Northwich are a short drive away, while Chester, Liverpool and Manchester city centres are easily reached, with good access to major roads, including the









M53 and M56 motorways. Regular direct rail connections to London are available from Runcorn and Acton Bridge with services to Euston in less than 2 hours. Liverpool and Manchester Airports are both around 30 minutes away.

### **VIEWING ARRANGEMENTS**

It is expected that the properties will be ready for occupation in late October/early November 2024. It is an active building site so all viewings must be strictly by appointment only. Any site visits without a prior appointment are not permitted.

### **PRICES AND RESERVATION PROCEDURE**

- Plot 1 - £785,000
- Plot 2 - £595,000
- Plot 3 - £440,000
- Plot 4 - £560,000
- Plot 5 - £650,000
- Plot 6 - £595,000

A plot can be reserved with a deposit of 1% of the purchase price. Once reservation is accepted, we expect exchange of contracts to take place within 6 weeks and completion to follow shortly thereafter. Once the initial 14 day cooling off period has elapsed, a partial refund of the deposit may be available subject to our clients reservation agreement.

### **TENURE**

The properties will be Freehold. A management company will be formed to manage the courtyard.

### **COUNCIL TAX**

Awaiting Assessment.

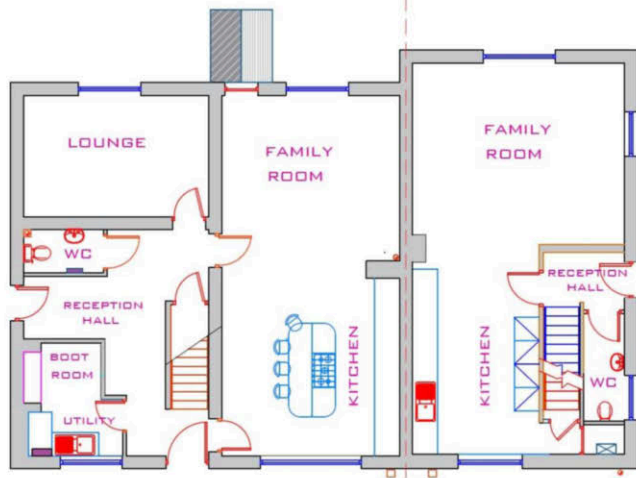
### **EPC RATING**

Awaiting Assessment

### **WARRANTY**

The properties are covered by a 10 year warranty provided by award winning Advantage New Build Warranty.

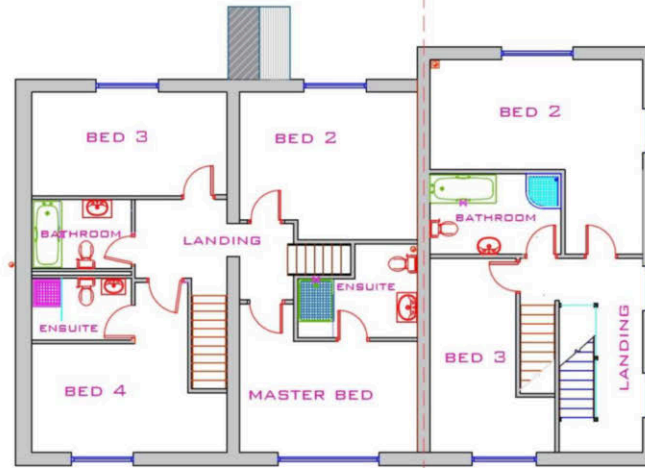
GROUND FLOOR



No. 5

No. 6

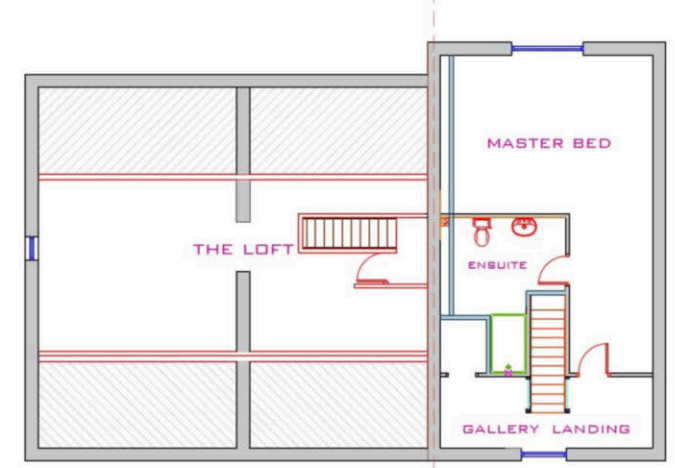
FIRST FLOOR



No. 5

No. 6

2ND FLOOR



No. 5

No. 6

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.

**FRODSHAM OFFICE**

01928 739777

[frodsham@gascoignehalman.co.uk](mailto:frodsham@gascoignehalman.co.uk)

Pollard Building, Church Street, Frodsham, WA6 7DW

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