



## Greenfield Kennels

Chapel Lane, Bronington, Whitchurch, SY13 3HR



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Guide Price - £350,000

As selling Agents, Rostons are delighted to offer for sale Greenfield Kennels, located along Chapel Lane in Bronington, a popular Village near to the Market Town of Whitchurch. The property offers an excellent opportunity to purchase a house now requiring refurbishment plus the site of former kennels business offering scope for extension to the main property or indeed the potential of residential development, subject to necessary planning permission.

The house offers accommodation over two floors incorporating a lounge and dining room which is open plan through to the conservatory, galley kitchen, rear porch and ground floor bathroom. To the first floor there is a landing with three bedrooms.

Externally on approach, there is off road parking and a small garden area and to the side of the property, the afore mentioned redundant kennels and separate outbuilding set in land extending to approximately 0.4 acres in all. As this property and the potential of the former kennels site cannot be appreciated from the roadside, inspection is highly recommended.

## LOCATION

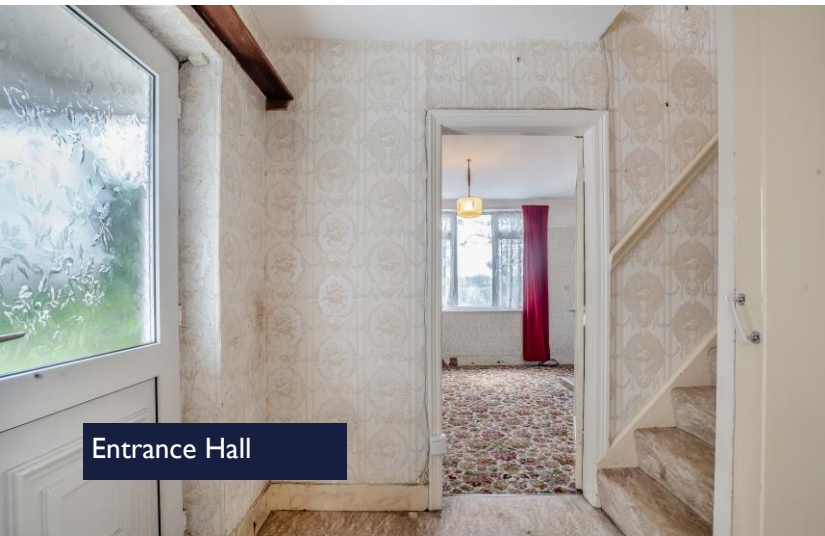
Bronington is a Village and community in Wrexham County Borough and situated within 4 miles of the busy Market Town of Whitchurch affording an excellent range of local independent shops, supermarkets, schooling and recreational facilities. Other larger commercial centres of the North West are close by such as Chester, Shrewsbury and Wrexham, plus Crewe Railway Station providing a direct link to London Euston in under 2 hours. On the commuter front, the Village is located near to major motorway networks including M53 and M56 motorways plus the A55 North Wales Expressway. On the educational front, Bronington offers a highly regarded Primary School.







Dining Room



Entrance Hall



Conservatory



Lounge

### ACCOMMODATION ENTRANCE HALL

Double glazed door through to the entrance hall. Stairs to the first floor landing, under stairs storage cupboard.

### LOUNGE

Double glazed window to front, tiled fireplace, electric night storage heater.

### DINING ROOM

Open plan through to the conservatory, double glazed windows to front, fireplace, electric night storage heater.





Kitchen

### KITCHEN

Wall and base units, single drainer sink unit, electric point for a cooker, airing cupboard and storage cupboard with shelving, door to rear porch.

### REAR PORCH

2 doors to outside.

### GROUND FLOOR BATHROOM

Comprising panel bath, W.C. and wash hand basin, tiled to the bath area, double glazed window.



Rear Porch



Bathroom



### **FIRST FLOOR LANDING**

Double glazed window, electric night storage heater.

### **BEDROOM 1**

Double glazed window to front, decorative fireplace, electric night storage heater.

### **BEDROOM 2**

Double glazed window, decorative fireplace.

### **BEDROOM 3**

Partitioned off the first floor landing having a decorative fireplace.







Outside

## OUTSIDE

There is the benefit of the utility out house, off road parking to front, small garden area. The land to side accommodates the redundant dog kennels and good sized out building. We understand the site including the house extends to approximately 0.4 acres.

## DEVELOPMENT OVERAGE

The vendor reserves the right to claim an overage arising from the grant of Beneficial Planning Consent for more than 3 residential dwellings at a rate of 30% of any uplift in land value for a period of 20 years from the date of completion.



Kennels



Kennels



## SERVICES

Mains water, electric and drainage.

## COUNCIL TAX

E

## EPC

F

## TENURE

Freehold

N.B. potential buyers should note the property is currently not registered with Land Registry.

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## DIRECTIONS

Proceed away from Chester along the A41 in the direction of Whitchurch and at the Whitchurch Bypass, turn right at the roundabout onto an extension of the A41 turn right at the second roundabout onto the A525 turning left into Ellesmere Road which is A495 and then left into Chapel Lane where the property can be found on your left hand side.

## APPROXIMATE DISTANCES

Crewe Train Station – 23 miles

Chester Train Station – 25 miles

Manchester Airport – 46 miles

Liverpool John Lennon Airport – 46 miles

## DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



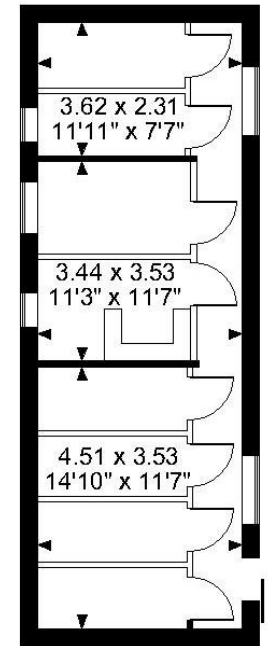
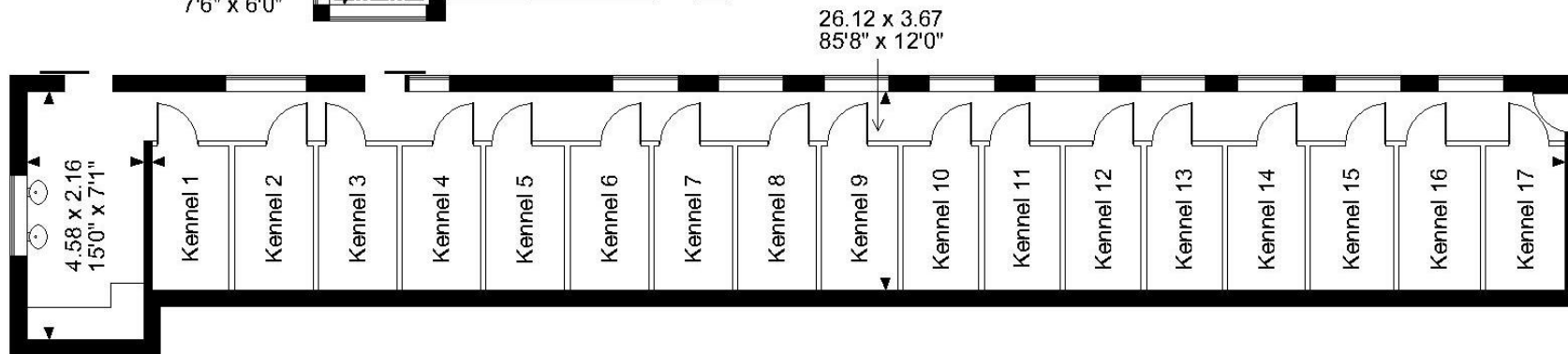
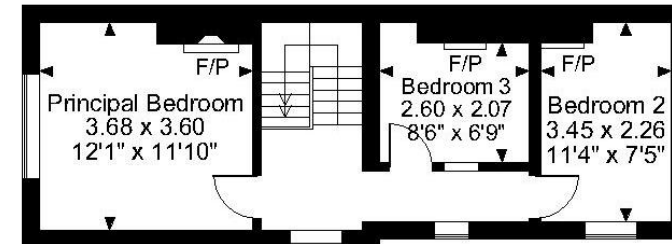
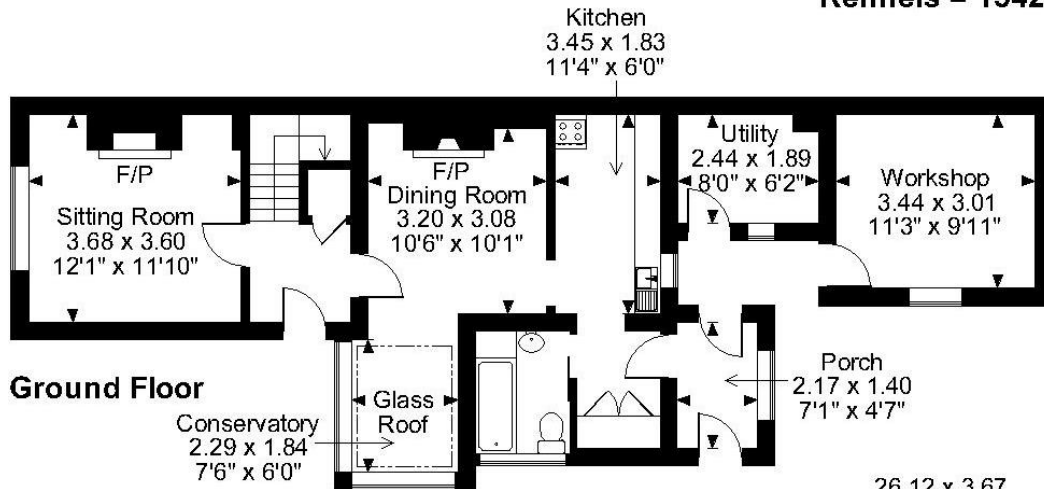
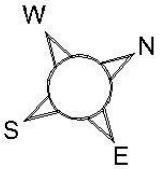
**Greenfield Kennels, Chapel Lane, Bronington**

Approximate Gross Internal Area

Main House = 981 Sq Ft/91 Sq M

Utility & Workshop = 167 Sq Ft/16 Sq M

Kennels = 1542 Sq Ft/143 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



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