



SITE OF THE OLD HALL HOTEL

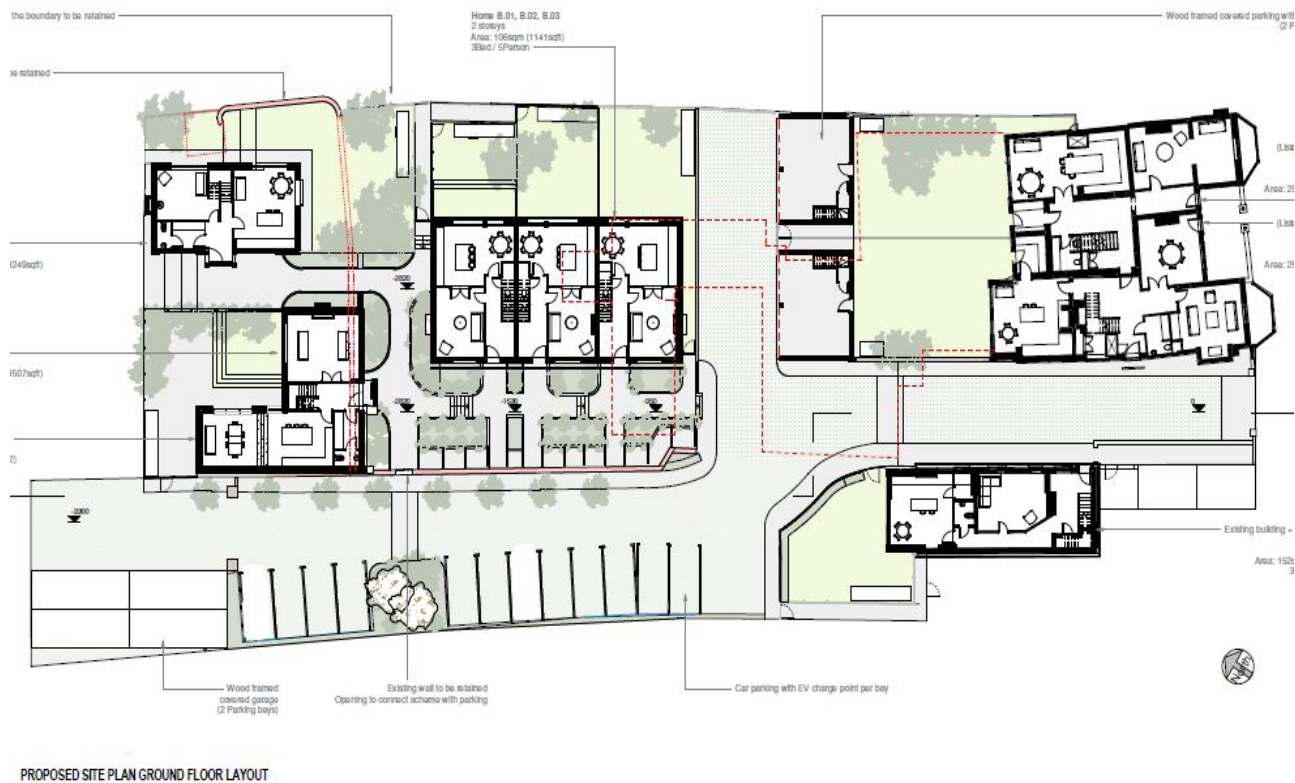
Main Street, Frodsham, Cheshire WA6 7AB

An outstanding Development Site in the very heart of the Village of Frodsham

GUIDE PRICE:

OFFERS INVITED IN EXCESS OF £750,000





- An outstanding Development Site in the very heart of the Village of Frodsham
- Detailed Planning permission recently granted by Cheshire West, for 6 new build properties (one incorporates part conversion) and alterations to the existing Listed Hotel Building to create 2 large Semi Detached Villas.
- Planning reference number is 22/02993/FUL
- The site occupies a prominent position on Main Street, amongst a variety of residential, retail, various food outlets, pubs and restaurants.
- A five minute walk to Frodsham Railway Station. Approximately five minute drive to Junction 12 of the M56 and twenty minutes to Junction 11 of M53.
- Historic Landmark Building in a highly desirable and picturesque Cheshire Village.
- In all approximately 0.72 Acres or thereabouts

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CONTACT OUR LAND & NEW HOMES DIVISION

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40 ALDERLEY ROAD, WILMSLOW SK9 1NY

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DESCRIPTION

Planning Permission has been granted for the conversion of the existing Hotel into two dwellings, with five completely new houses to the rear and one part new build and part conversion. Three of the new properties are Detached Coach House style dwellings and the remainder a Mews of three Town House.

The new houses are positioned towards the rear of the site and most are unseen from Main Street. The current permission allows for the conversion of the original Hotel into a pair of semi-detached Villas, each with a double car port and a studio above, beyond their rear gardens.

This is a well known Landmark Building and the resulting properties are sure to attract a great deal of interest from home buyers seeking a centrally positioned new property with everything on their doorstep and yet maintaining a high degree of privacy.

LOCATION

A wide and varied range of shops and facilities are available within Frodsham where an historic street market is held each Thursday. Excellent recreational and leisure facilities can be found locally. The area lies close to open countryside and Delamere Forest is only a short drive away. The road, rail and motorway networks allow access to other neighbouring centres with Chester, Warrington, Liverpool and Manchester all within easy reach.

SERVICES

We understand that all mains services are connected to the existing property, though it will be the responsibility of the purchaser to make their own enquiries of the relevant Utility Companies.

CIL

We understand there is a CIL payment TBC

TENURE

Freehold.

VAT

We understand that the purchase price will be subject to VAT.

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Location Plan

1 : 1250



HOUSE	SQFT	BEDS	D/S/MEWS
BARN A1	1249	4	D
BARN A2	1507	4	D
BARN 3 DTYPE	1700	3	D
MEWS HOUSES			
X3	1141	3	M
OLD HALL 1	2700	3	S
OLD HALL 2	2788	4	S

All areas are approximate and should be confirmed.

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