



# FOR SALE

**Building Plot, The Walled Garden, Townsend Way, Christleton, Chester, CH3 7AB**

A rare opportunity to deliver a bespoke self-build residential dwelling in the sought-after Christleton village  
1.2 acres (0.49 hectares)

**LegatOwen**  
CHARTERED SURVEYORS

## Description

The property comprises 1.2 acres of flat land set within a beautiful and historic walled garden within walking distance of Christleton village and amenities. Historically, the site served as the walled garden for the adjacent Christleton Hall and the former University of Law Chester Campus. Christleton Hall has since been converted into residential apartments and part of its grounds have been developed for new housing. The site has been cleared in anticipation of development.

The site is conveniently accessed via an estate road off Pepper Street, which also serves the adjacent new housing development and Christleton Hall. Access to the property has already been constructed in readiness for development.

## Opportunity

The sale of the property represents a rare opportunity to deliver a large, high-quality self-build residential dwelling. The property benefits from Permission in Principle for the construction of a self-build dwelling granted in October 2024. Technical information has been submitted for approval to the local planning authority.

The seller has commissioned illustrative plans showing the development potential. Extracts from these plans are included in this brochure. They include a proposed dwelling of two stories, which is contemporary in appearance and promotes sustainable, high quality design and construction. Construction of a more traditional styled dwelling might be achievable, subject to obtaining planning consent.

The dwelling incorporates large areas of glazing creating an attractive frontage and maximising the garden views. The proposed dwelling offers approximately 5,931 sq ft (551 sq m) including a substantial garage. The dwelling would be set in extensive gardens in a private walled setting in the heart of Christleton village providing an attractive opportunity for self-build developers and owner-occupiers.

## Location

The property is located to the north west of Christleton village, off Pepper Street. The village of Christleton offers an aspirational version of traditional Cheshire living whilst being located just 3 miles from Chester city centre. Christleton is one of Cheshire's most sought-after residential locations and was listed in the 'Sunday Times' Best Places to Live in the Northwest in 2024. The village has a thriving community spirit with excellent amenities including village shop, coffee shop, two pubs, cricket club, St James' Parish Church, a leisure centre, playing field and village pond. Christleton High School and Christleton Primary School are both rated Outstanding by Ofsted, a key contributing factor of the village's appeal to families.



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There are further leisure facilities close by, including golf courses at Eaton, Vicars Cross and Delamere and there are many scenic walks in the area including along the Shropshire Union Canal and the renowned Sandstone Trail. The village is positioned between the two major A roads leading into Chester city centre- the A51 and the A41, and just a few miles from the M53 and M56. Manchester can be reached by car in 1 hour, and Liverpool within 40 minutes.

The Shropshire Union Canal runs through the village (just a 2 minute walk away) and provides a delightful walking/ cycling route into Chester. Chester Train Station offers an inter-city service to London Euston in 2 hours.

## Tenure

Freehold

## Price

On application.

## Method of Sale

The property is offered for sale by private treaty.

## Dataroom

A data room, containing further planning and technical information is available online [here](#).

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





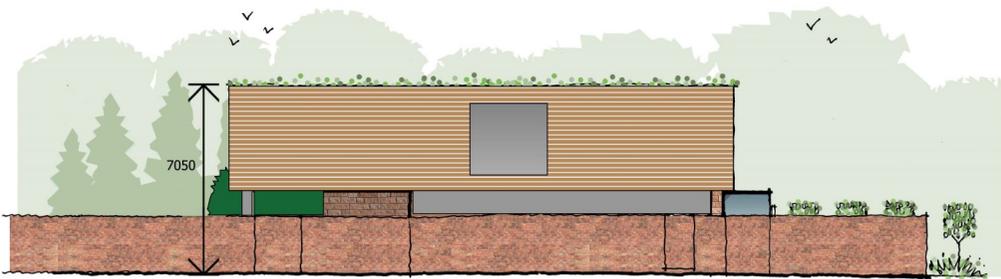
FRONT / WEST ELEVATION FACING CHRISTLETON HALL



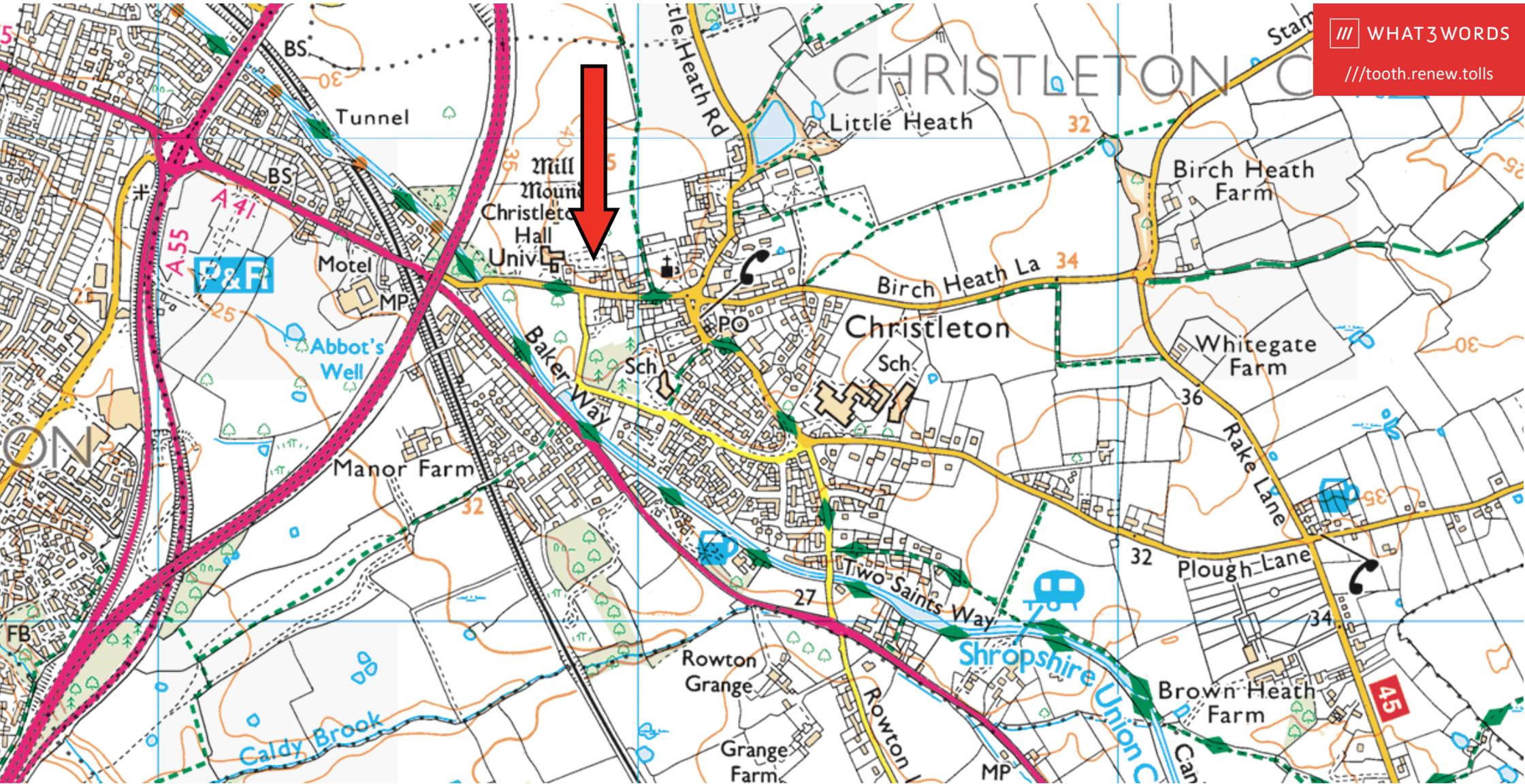
EAST ELEVATION FACING WALLED GARDEN



SOUTH ELEVATION FACING GARDEN WALL



NORTH ELEVATION FACING GARDEN WALL TO NEW RESIDENTIAL PROPERTIES



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## Contact:



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DATE PREPARED: April 2025



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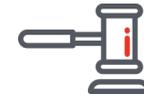
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