



CHAPTER

by Scott & Spencer

THE BEECHES

OAK BANK LANE, HOOLE VILLAGE,
CHESTER, CH2 4ER

£650,000

THE BEECHES

HOOLE VILLAGE, CH2 4ER

The property which is subject to an Agricultural Occupancy Restriction comprises an impressive site extending to just over 13 acres, positioned on a quiet lane in a popular semi-rural location just four miles from Chester City Centre. In addition to the land the site includes a three-bedroom detached house and single garage in need of modernisation and a tremendous 60ft agricultural building.

Of modern construction, a three-bedroom detached house set over two storeys with attractive gardens to the front and a private driveway leading to parking to the rear.

The accommodation opens with an entrance hall which in turn leads to the triple aspect living room to one side and the dining room to the other. Off the dining room access can be granted to the kitchen to the rear within which a large pantry can be found. At first floor level the three bedrooms enjoy attractive rural views and are serviced by the family bathroom and separate W.C.

Throughout the property there is significant scope for modernisation and development to suit a broad spectrum of uses. Whilst in need of updating, the house represents an exciting opportunity for prospective purchasers to alter and adapt to create a modern home set within a wonderful context. The land lends itself to equestrian or small-scale agricultural use with two access points along Oak Bank Lane and the proximity of the property to Chester City Centre as well as the close by M53 and A55 further cement the property as an exciting and truly rare addition to the market.



**CHESTER'S MOST EXCITING
AGRICULTURAL LISTING
COMPRISING A THREE-BEDROOM
DETACHED HOUSE, 60FT
AGRICULTURAL BUILDING AND
13.16 ACRES OF LAND.**

LOCATION

Hoole Village is close to Hoole which is located to the East of Chester City Centre. The suburb of Hoole is renowned for its strong sense of community and vibrant, eclectic character. Boasting award-winning independent shops, boutiques, cafes, bars, and restaurants, Hoole offers a harmonious blend of urban and suburban living. Surrounding outdoor spaces include Alexandra Park, featuring a well-equipped children's playground, bowling green, and tennis court, as well as Coronation Playing Fields, Greenway cycle path, and a spacious allotment for gardening enthusiasts.

For a more extensive range of services, Chester city centre, is easily accessible, showcasing the famous Chester Rows and out-of-town retail parks such as The Outlet Village at Cheshire Oaks. Hoole benefits from excellent transportation links, with Chester railway station just a short 10-minute walk away, providing access to major cities. Bus services connect the suburb to the city centre and surrounding areas. Proximity to major roads like the M53 and A55 makes it convenient for car commuters.

Education is well catered for, with state primary and secondary schools in Hoole, Newton, and Upton, complemented by private institutions like The Firs School within walking distance and The Kings & Queens Schools in Chester. Recreationally, local amenities include football, rugby, and cricket clubs, golf facilities at Vicars Cross & Upton, and indoor sports at the Northgate Arena.

DIRECTIONS

Travelling from the city centre proceed on the A56 along Hoole Way and having passed over the railway bridge continue for just over a mile. Having passed All Saints Church continue along Hoole Road until you reach Hoole Roundabout. Go straight over the roundabout onto Warrington Road A56, at the next roundabout (Hoole Island Junction) continue straight over signposted Mickle Trafford. After a short distance take the left hand turn into Oak Bank Lane. The property will be located on the left hand side after a short distance.

FINER POINTS

- Viewing - By prior appointment through our Chester Office - 01244 676200
- The property is offered for sale with No Onward Chain
- Floor plan is intended as general guidance and are not to scale
- The property is subject to an Agricultural Occupancy Restriction



RECEPTION HALLWAY - 12'3" X 5'10"

Mottled glazed glass door with glazed side panels, radiator, ceiling light point. Staircase rising to the first floor and doors through to the Living Room and Dining Room.

LIVING ROOM - 18" X 12'6"

Triple aspect room with windows to the front and side, sliding doors to the rear garden, ceiling light point, coved ceiling, aerial point, radiator, feature fireplace with tiled hearth and surround.

DINING ROOM - 9'11" X 8'11"

Window overlooking the front garden, ceiling light point, radiator. Door to the Kitchen.

KITCHEN - 13'6" X 8'7" MAX

A selection of low level and wall mounted cupboards with wood effect worktops and tiling to work surface areas. Stainless steel 'Belfast' style sink unit with dual drainer and chrome mixer tap. Ceiling strip light, window overlooking the garden, radiator, floor tiles. Doors to rear garden and pantry.

PANTRY - 5'11" x 2'4"

Ceiling light point, wall mounted open shelving, continuation of the floor tiles.

LANDING - 12'2" X 9"

Window overlooking the front with far reaching views towards Kelsall Hill, ceiling light point, loft hatch, wall mounted heating control pad. Doors to three double bedrooms, bathroom and separate WC.

BEDROOM ONE- 18" x 12'1" max

Dual aspect room with views over neighbouring farmland to the front, ceiling light point, two radiators and stripped floor boards.

BEDROOM TWO - 9'11" X 8'10"

Window overlooking the front, ceiling light point and radiator.

BEDROOM THREE - 9'11" X 8'8" max

Window overlooking the rear garden, radiator, ceiling light point. Cupboard housing the hot water cylinder.

BATHROOM - 5'11" X 5'6"

Obscured glass, ceiling light point, bath with chrome mixer tap and separate shower attachment, partial tiling to walls, radiator and stripped floor boards.

WC - 5'6" X 2'9"

Obscured glass window, ceiling light point, stripped floorboards, WC.

SINGLE GARAGE 16'8" X 10'7"

With up and over garage door. An outdoor WC to the rear and a useful storage outbuilding housing a boiler.

LAND

13.16 acres. A single field enclosure, square in shape, currently laid to pasture with road frontage and access directly off Oak Bank Lane as well as from the driveway to the house.

AGRICULTURAL BUILDING 24'4" x 60"

An outbuilding ideally suited to agricultural or equestrian use with access to both a yard to the front and the land to the rear.

RESERVATION OF FUTURE DEVOLPMENT RIGHTS

In the event of planning permission being granted for any additional residential development on the site within 30 years of purchase a reservation of future development rights will be triggered at 40% of the uplift in value. Full details to be included within contract of sale.

TENURE

We believe the property to be Freehold. Purchaser should verify this through their solicitor.

COUNCIL TAX

Council Tax Band D - Cheshire West and Chester.

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

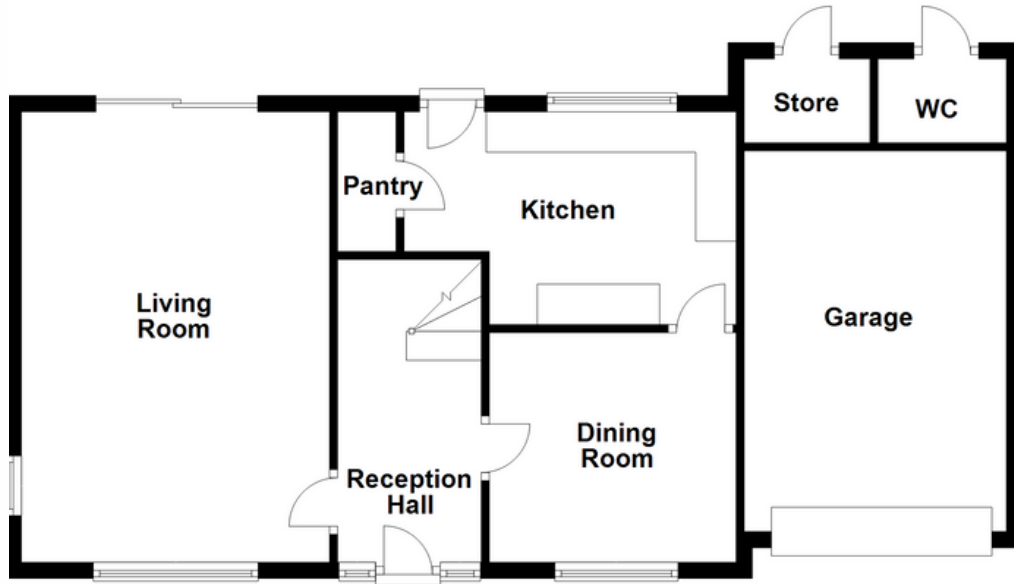
The Beeches, Oak Bank Lane, Hoole Village, Chester, CH2 4ER



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

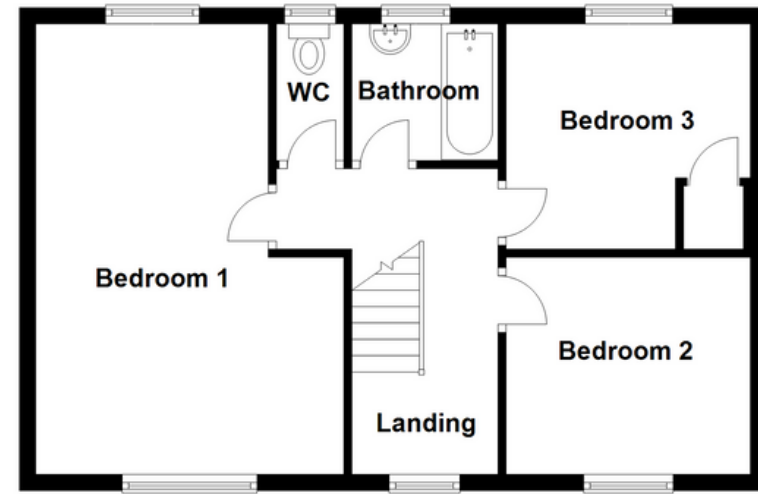
Ground Floor

Approx. 68.6 sq. metres (738.5 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 117.8 sq. metres (1267.8 sq. feet)

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