



THE GARAGE & COTTAGE | WHITCHURCH ROAD | BICKLEY | MALPAS | WHITCHURCH | SHROPSHIRE | SY13 4JF |  
FOR SALE BY INFORMAL TENDER: GUIDE PRICE £400,000 - £500,000 PLUS



**REMARKABLE & UNIQUE OPPORTUNITY TO ACQUIRE A FORMER GARAGE & DETACHED COTTAGE.**

**FOR SALE BY INFORMAL TENDER ON FRIDAY 6TH DECEMBER 2024, AT 12 NOON.  
GUIDE PRICE £400,000 - £500,000 PLUS.  
(Subject to conditions & prior sale)**

**NO CHAIN**

An intriguing & extremely unique opportunity to acquire a three bedroom detached cottage for modernisation & repair with gardens together with a former fuel station & garage (not trading).

Situated in a rural location with pleasant views, there is much potential for the overall site.

The surrounding area of Bickley Moss offers beautiful natural scenery, perfect for leisurely walks or outdoor activities.

Overall, this site presents a wonderful opportunity for those seeking an opportunity rivalling no other with vast scope for redevelopment (subject to any necessary consents) or perhaps commercial possibilities.

The quaint cottage which requires comprehensive restoration could offer a wonderful comfortable home in a delightful countryside setting.







#### DIRECTIONS

Proceed out of Nantwich along Welsh Row proceeding to the hamlet of Acton. Turn left by the historic church into Monks Lane & continue following the A534 Wrexham Road, through Burland & Faddiley. Upon reaching the junction with the A49, turn left onto the A49 itself & proceed. The garage & cottage hidden behind trees will be located on the left hand side.

#### LOCATION

The property stands in a rural location with Cholmondeley Castle & The Cholmondeley Arms within the locality. There are pleasant views & countryside surrounding the site itself.

#### NEARBY NANTWICH TOWN (SEE ABOVE PHOTO)

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







#### INFORMAL TENDER PROCEDURE:-

FOR SALE BY INFORMAL TENDER ON FRIDAY 6TH DECEMBER 2024 AT 12 NOON. GUIDE PRICE £400,000 - £500,000 PLUS.

The property is to be sold by informal tender (subject to conditions & prior sale).

Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office.

Tenders are to be submitted in writing by 12 noon on Friday 6th December 2024 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB. Please contact [louisechapman@wrightmarshall.co.uk](mailto:louisechapman@wrightmarshall.co.uk) / 01270 625410 if required.

#### DEVELOPMENT CLAUSE

Purchasers are permitted to rebuild the existing house but any other building or buildings that are built on the site would be subject to a development clause of 20% for a 15 year period.

Vehicle entry is to be for domestic purposes only on the existing Lane situated to the side of the property which leads to the cottage & rear of the garage itself.

#### THREE BEDROOM DETACHED COTTAGE:-

EPC RATING (COTTAGE): F

COUNCIL TAX BAND: D







FORMER GARAGE FUEL STATION:-  
Numerous outbuildings, original office & workshops etc.







#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired, electric & solid fuel heating to the cottage.

No mains heating is presently installed in the annex. **NOTE:** No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

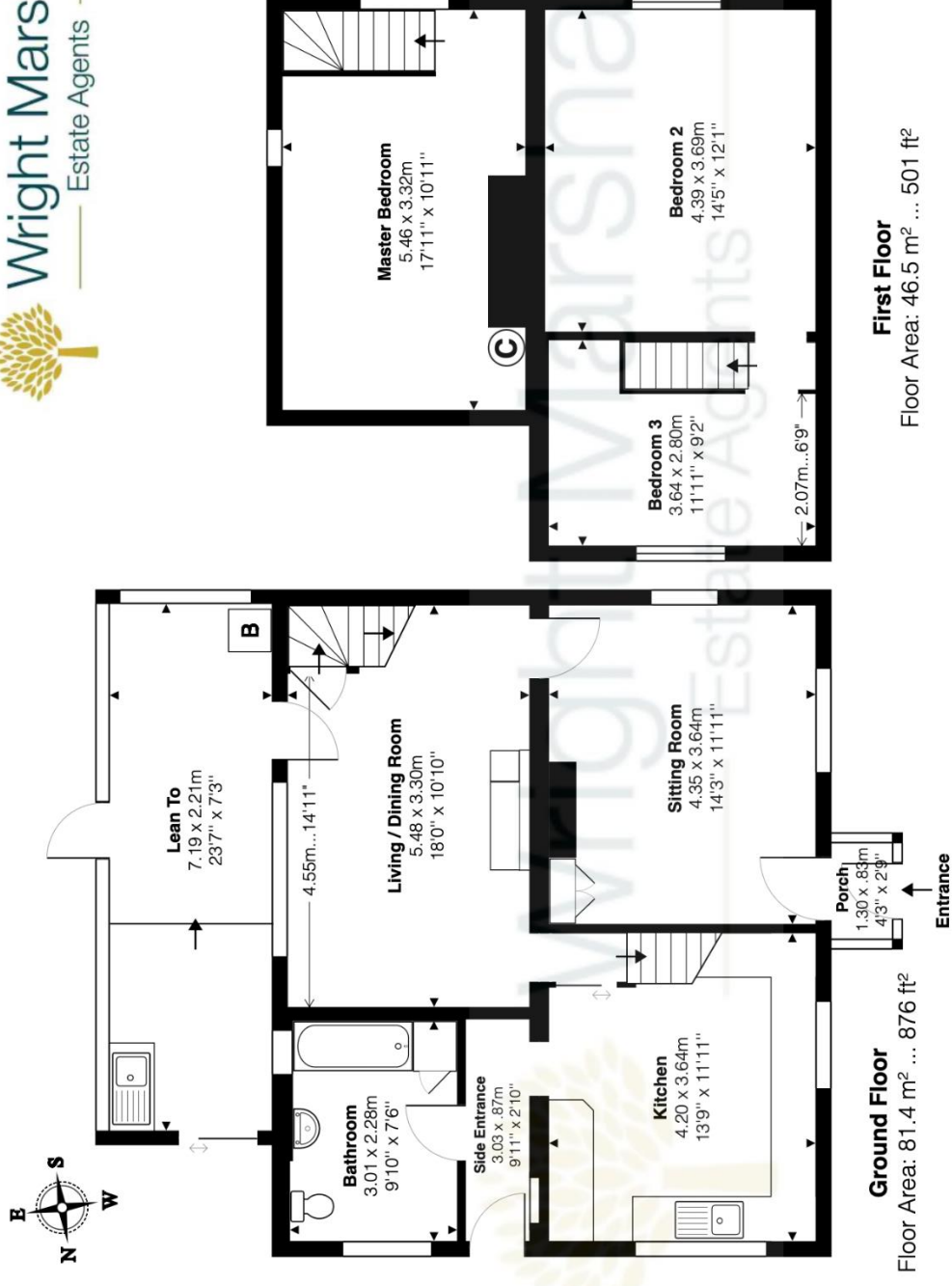
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.









## THE COTTAGE, BICKLEY MOSS, MALPAS, CHESHIRE, SY13 4JF

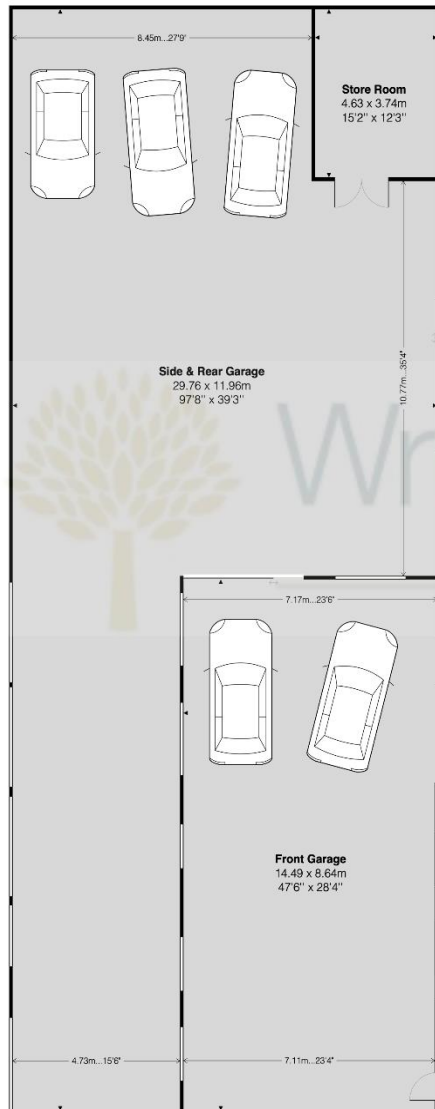
Approximate Gross Internal Area: 127.9 m<sup>2</sup> ... 1377 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.





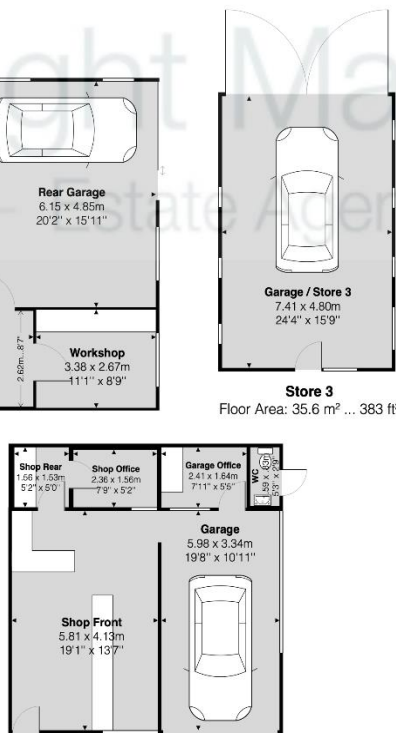
Wright Marshall  
Estate Agents



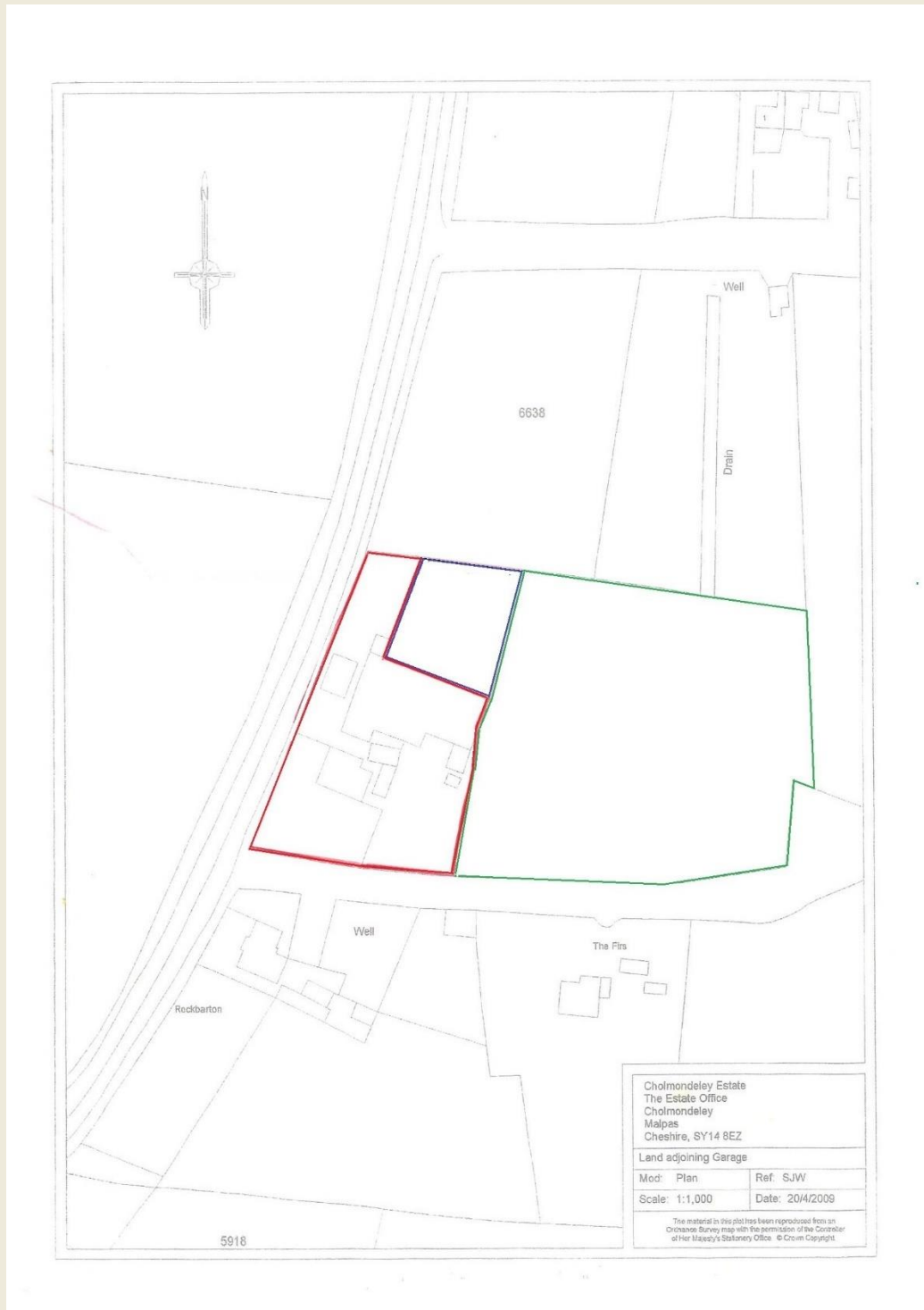
### THE GARAGE & OUTBUILDINGS, BICKLEY MOSS, MALPAS, CHESHIRE, SY13 4JF

All Building Parts Approximate Gross Internal Area: 587.0 m<sup>2</sup> ... 6319 ft<sup>2</sup>

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Indicative site plan showing the red outline of the garage & cottage (the blue & green areas denote land rented from Cholmondeley Estate which are not included in the sale)