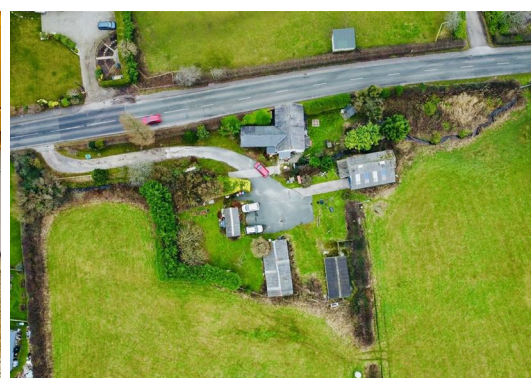




Wright Marshall
Estate Agents

BLOSSOM HILL MILL LANE, KINGSLEY,
FRODSHAM WA6 8JA

OFFERS IN THE REGION OF £550,000



Development opportunity positioned on a 4.5 acre plot with outbuildings and stables located in Kingsley

Description

Owned in the vendors family for over forty years this detached bungalow with outbuildings is the perfect opportunity for a property developer or a family looking to acquire their next project.

Externally the property is located off Mill Lane down a sweeping gravel driveway with ample off road parking for multiple vehicles with south facing open field views, garages and stables surrounding the bungalow.

Please note that there is a main water line running through the middle of the boundary from East to West. Please see the title deed which outlines the boundaries. This property has it's own septic tank and oil tank, both located in the north east corner of the boundary.

Accommodation comprises porch through spacious hallway with access to the lounge, kitchen, three double bedrooms, store housing the oil fired boiler, WC and separate three piece family bathroom.

This property is located one mile from Kingsley village, a thriving rural community. There is a Co-op village store/Post Office, dispensing chemists, two popular primary schools, a village pub, three churches and an active community centre. The area is surrounded by open countryside with Delamere Forest nearby for walking, cycling and horse riding. Frodsham and Northwich are both within easy reach offering a wide range of shops and services.

With a wide range of independent and state schools within a short drive, there are also two village primary schools in Kingsley itself including Kingsley St John's and Kingsley Community Primary and Nursery School, whilst Crowton Christ Church C of E and Norley Church of England School are also nearby.

The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily travelling distance.

Acton Bridge train station (Chester to Manchester), Runcorn train station (Liverpool to London), Manchester and Liverpool airports are all only a short drive away from the property making the property very accessible for commuters.

Land Registry Official copy of title plan

Title number **CH613692**
Ordnance Survey map reference **SJ5674NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Cheshire West and Chester**

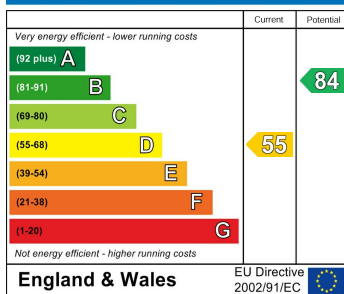


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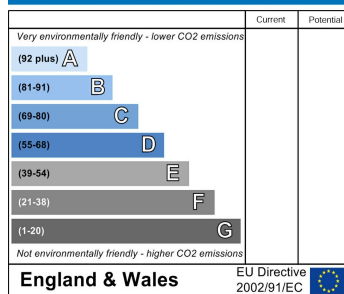


This official copy issued on 29 August 2012 shows the state of this title plan on 29 August 2012 at 13:29:07. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Birkenhead Office.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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