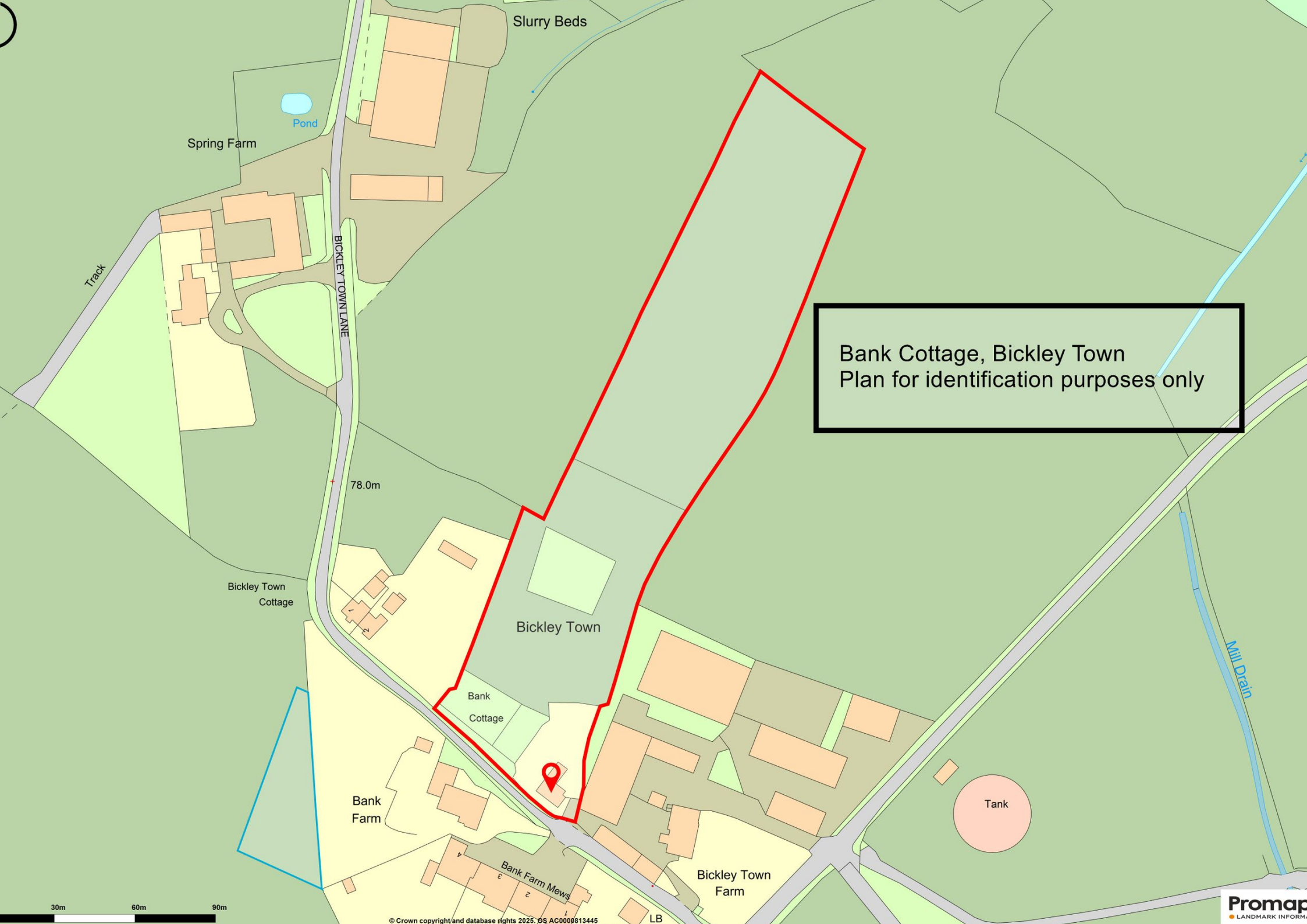




BANK COTTAGE

BICKLEY TOWN | MALPAS | SY14 8EQ





Slurry Beds

Spring Farm

Pond

Track

BICKLEY TOWN LANE

78.0m

Bickley Town Cottage

Bickley Town

Bank Cottage

Bank Farm

Bank Farm Mews

Bickley Town Farm

Tank

Mill Drain

Bank Cottage, Bickley Town
Plan for identification purposes only

30m 60m 90m

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Promap
LANDMARK INFORMATION

BANK COTTAGE

BICKLEY TOWN | MALPAS | SY14 8EQ

Whitchurch 5 miles | Malpas 5 miles | Chester 13 miles | Nantwich 10 miles
(all mileages are approximate)

BANK COTTAGE IS A CHARMING DETACHED PROPERTY DATING BACK
TO THE 18TH CENTURY WITH GROUNDS TO APPROXIMATELY 3.4 ACRES.

Charming Cottage & Former Smallholding
Extensive Gardens and Outbuildings
Guide Price £300,000 - £350,000
For Sale by Public Auction
28th November 2025



Whitchurch Office

8 Watergate Street, Whitchurch,
Shropshire, SY13 1DW

T: 01948 663230

E: whitchurch@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Bank Cottage is a charming property dating back to the 18th Century. The property is being sold by Public Auction on the 28th November 2025. The property comprises a hall, two reception rooms, breakfast kitchen, utility room and cloaks with W.C. To the first floor are two double bedrooms and a bathroom.

The property is positioned within generous gardens and grounds which extend, in all, to around 3.4 acres and comprise expanses of lawn overlooking open countryside, with an impressive approach which leads through entrance gates up a bank bearing the property's name onto a substantial driveway and storage barn.

SITUATION

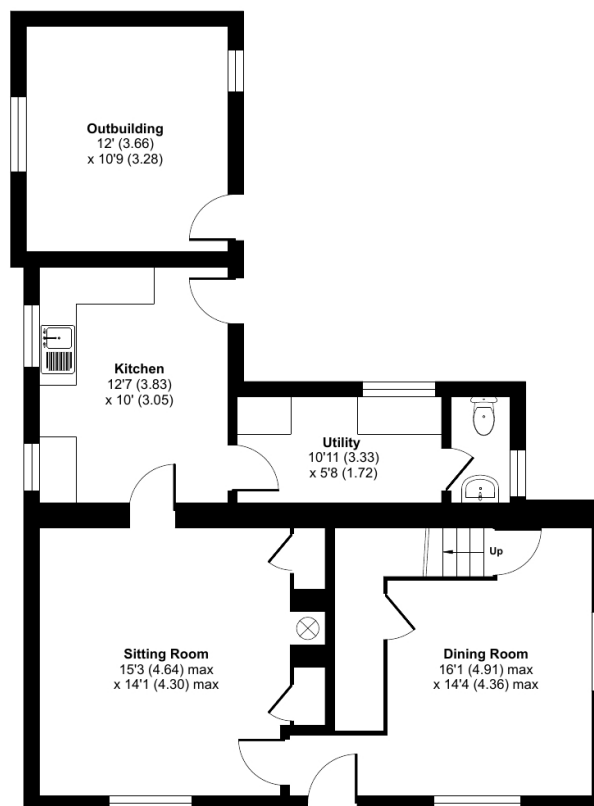
Bank Cottage is located in Bickley Town, which is a small village located in the heart of the Cheshire countryside. It is surrounded by beautiful rolling hills and lush green fields, offering a much desired picturesque and rural setting. The village has a rich history, with notable landmarks such as St. Wenefrede's Church and Bickley Hall. Cholmondeley Castle is close by boasting parklands, gardens and has various events on throughout the year.

Malpas is a busy and very well regarded popular village in South West Cheshire. The village enjoys the benefits of good schools, restaurants, pubs, a doctors surgery and a selection of local shops. The town of Whitchurch is just 6 Miles away and has four supermarkets, and a more extensive choice of local shops, churches, leisure centres and other activities.

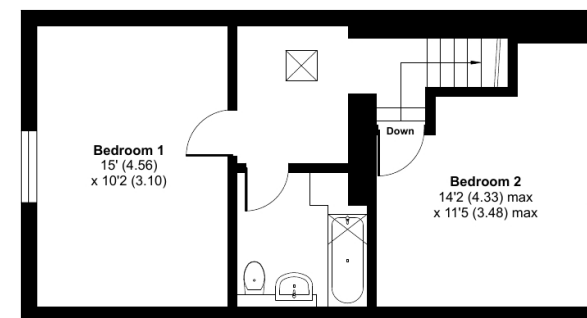
There is excellent road access to Chester, Wrexham, North Wales & the North West.

PROPERTY

Halls are delighted to be instructed to sell Bank Cottage by Public Auction on 28th November 2025.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1094 sq ft / 101.6 sq m
Outbuilding = 129 sq ft / 11.9 sq m
Total = 1223 sq ft / 113.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1363112



This charming detached cottage that dates back to the 18th Century and was recently used as a smallholding. It will require some cosmetic modernisation and the accommodation comprises an entrance hall, sitting room with log burner, dining room, breakfast kitchen with range of kitchen units and drainer sink unit. There is a utility room with work tops, plumbing for washing machine and a floor mounted oil fired boiler. Off the utility is a cloakroom with W.C.

The stairs ascend from the dining room to the first floor landing which has a split staircase. Here there are two double bedrooms and a bathroom. The property has secondary glazed windows and oil fired heating.



OUTSIDE AND LAND

The property is accessed off the lane up a drive to a parking area at the side of the property. There is a pedestrian gate off the drive with a path leading to the front door. There are cottage style gardens to the front and side of the cottage and to the far side and rear are lawns with a range of mature fruit trees. To the side of the property is a covered, timber framed porch with a door into the kitchen and a separate door into the useful store room. This room was once part of a small animal barn and retains the original feeding troughs.

There is a gate from the garden area to a kitchen garden with paddocks. To the top of the first paddock is a small animal shelter and water trough. Beyond that is a large enclosed paddock ideal for horses or grazing animals.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

METHOD OF SALE

Bank Cottage will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 3 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

GUIDE PRICE AND RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

LOCAL AUTHORITY

The property is on the Cheshire West Council Register.

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

What3Words ///horseshoe.revival.staining

From Whitchurch drive out on the A49 heading North and after about 4 miles turn left signposted for Bickley Church. Follow the lane for about 1/2 a mile and turn right into Bickley Lane and the cottage is located on the right after about 200 metres.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



