



FOR SALE

OFFERS IN THE REGION OF £195,000

The Stables, The Clock House, Edge,
Malpas, Cheshire, SY14 8LA

A rare opportunity to acquire a block of stables with planning to convert and extend to create a three bedroom home with lovely views over fields to the rear. This excellent opportunity also allows the possibility of purchasing 1.5 acres of additional land situated directly adjacent to the property. Early viewing is highly recommended to appreciate the location.



Malpas 1 mile, Whitchurch 5 miles, Wrexham 12.5 Miles, Chester 15.5 Miles, Shrewsbury 26.5 Miles. All distances are approximate.

- **Rare Opportunity**
- **Stables For Conversion**
- **Plans For A 3 Bed Property**
- **Potential Extra 1.5 Acres**
- **Lovely Location**
- **Viewing Highly Advised**

DESCRIPTION

A rare opportunity to acquire a block of stables with consent granted to convert and extend to create a three bedroom home with lovely views over fields to the rear.

This excellent opportunity also allows the possibility of purchasing approx 1.5 acres of additional garden land situated directly adjacent to the property.

LOCATION

'The development site is situated just off the Main A41, adjacent to the 'Clock House', and is within a short commuting distance of the centre of the nearby village of Malpas, which has a range of restaurants, pubs, a doctors' surgery, pharmacy and a selection of shops, including a post office, bank and local bakery.

The development is also well placed for commuting to Whitchurch, Chester and beyond.

Local amenities include shopping and restaurants at nearby Malpas, and the Alport Primary School and the highly regarded Bishop Heber and are both within a short drive from the property.

ADDITIONAL LAND

The plan on the rear of these details shows the site itself lined and coloured in light green, with the additional land being offered which is approaching 1.5 acres or thereabouts, is shown as hatched in black lined squares.

PLANNING

To access the planning consent documents go to <https://pa.cheshirewestandchester.gov.uk/pa.cheshirewestandchester.gov.uk> and type in the search bar 16/01158/FUL

This development still retains its 'Permitted Development' rights. For further details please contact the selling agents Halls Whitchurch Office on 01948 66 32 30.

LOCAL AUTHORITY

Contact Cheshire West & Chester Council on 0300 123 7 022.

RIGHTS OF WAY

Access rights to and from the property will be granted upon legal completion.

BOUNDARIES

The boundaries are to be clarified to potential purchasers at the viewing stage. Interested parties should note that the rear wall of the property constitutes one part of the North Western boundary.

SERVICES

There are water and electric supplies close by within the adjacent courtyard.

TENURE & PLANS

The property is being sold with Freehold tenure, with vacant possession being granted upon legal completion.

DIRECTIONS

From Whitchurch take the A41 towards Chester for approximately 5 miles. At Hampton Heath by the 'Fortes of India' restaurant roundabout take the 2nd exit into Witney Lane, follow this lane past the old railway bridge on the left, and continue round turning into the gateway as indicated by our For Sale board. Go through the gate onto the private drive and as you turn right, 'The Stables' will be found on the left hand side as indicated by a For Sale board.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at Rightmove and Onthemarket.com
WH1113

AGENTS NOTE

We will require evidence of a purchasers ability to proceed before a sale is formally agreed.

The successful purchaser will also be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR which came into force 26th June 2017). Appropriate examples: Passport and /or Photographic Driving Licence and a recent utility bill showing your current address details and proof of residence.



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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



01948 663 230

Whitchurch office:

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@hallsgb.com



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