



113 Avenue Buildings, High Street, Tarporley, Cheshire, CW6 0AY
For Sale By Informal Tender £275,000



In association with



GUIDE PRICE £275,000-£325,000

A distinctive mid terrace two storey office premises with a prominent High Street position, having potential for refurbishment and change of use to residential.

Situated in a row of mixed residential and commercial properties the former commercial offices of Hibberts Solicitors LLP now offers tremendous forward potential.

Front parking and rear enclosed yard with outhouse stores. Offered for sale with vacant possession.

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

Why Live and Work in Tarporley?

Tarporley, nestled in Cheshire's countryside, blends historic charm with modern living. Its architectural heritage features repurposed coaching inns and period buildings. Residents enjoy boutique shops, eateries, schools, alongside a family-friendly environment bolstered by excellent schools. The vibrant High Street adds allure with independent retailers, renowned for The Swan Hotel (est. 1762), linked to British royalty and the oldest hunt club. It's also a hub for independent, female-led fashion brands and serves as a gateway to the Sandstone Trail, a scenic route for hiking and running through Cheshire's landscapes. Its tight-knit community and rich history further define its appeal.

OUT AND ABOUT - TARPORLEY

Tarporley is one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, doctors' surgery, dentists, three Churches and a very extensive bus route. There is also a golf course and private gymnasium / swimming pool on the edge of the village and state of the art gym and fitness centre with car park along the main High Street, known as 'Instinct 78'.

In terms of education, there is a very popular Primary School in the centre of the village that has in recent times been extended and heavily invested into. This in turn feeds into Tarporley High School, which at its last OFSTED report was awarded 'Outstanding' in all areas. For those seeking Schools in the independent sector, The Grange in Hartford is a little under 20 minutes away and there is also Kings, Queens, and Abbeygate in Chester.

The area has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Sandstone Ridges of Cheshire. Wonderful walks are provided via the Whitegate Way and Sandstone Trail. Without leaving the village, there is walking distance access to beautiful countryside.

Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest.

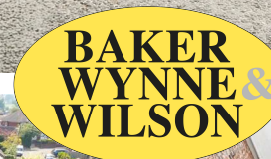
With regards to railway services, there are stations at nearby Hartford, Cuddington, Delamere, Frodsham, and Chester. All operate on either the Chester to Manchester or Liverpool to London lines. Fast connections can be enjoyed at Crewe railway station, with the service to London Euston taking just over 90 minutes.

Two international airports are located within 45 minutes' drive to Liverpool John Lennon International Airport and Manchester International Airport.

DIRECTIONS TO CW6 0AY

what3words ref /// respected.assess.nanny

Land Registry title number: CH449207. (freehold) see attached plan





METHOD OF SALE - SALE BY INFORMAL TENDER

(Subject to conditions prior sale).

Written offers (sealed bids) to be submitted to the selling agent's office marked, 113 Avenue Buildings, by Thursday 26/06/2025 before 12.00 noon.

We need to take reasonable steps to find how you intend to pay for the property and ask that you state whether you need to sell a property, get a mortgage, have cash available to buy the property outright, or whether you are buying with a combination of the above. If you are successful, we will also want to see proof of funds. In the case of a mortgage, evidence usually takes the form of a mortgage agreement in principle which you can get from your lender, plus a bank statement showing you have your deposit. If you are a cash buyer, you will be asked to provide a financial statement. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract.

Please contact the office if you require further details.

THE TOUR

The premises comprise: - with approx. dimensions

Overall ground floor internal measurement 18'2" x 23'1" (plus 6'8" x 6'11") = 927 sq. ft gross internal area.

GROUND FLOOR

Front reception room (18'2" x 8'11") (potential for creation of an entrance lobby) – brick corner fireplace, uPVC double glazed windows and front entrance door, electric storage heater

Back Office room (13'0" x 11'9") – brick fireplace, metal casement window, storage heater

Hall/accessway (13'9" x 5'10") –electric storage heater, external door to yard and outhouses.

Kitchen (small) – sink with electric water heater

WC

Low level wc

FIRST FLOOR

Landing

Offices/Room 1 (front) (18'2" x 12'1") – partitioned and sub-divided into two office rooms

Office/Room 2 (rear) (11'10" x 10'0")

Office/Room 3 (over kitchen/WC) (6'11" x 6'4")

EXTERIOR

(See attached Land Registry Plan)

Paved front area, wall, and front street parking available

Rear yard, pre-cast building, brick outhouse. (No rear access rights)

SERVICES

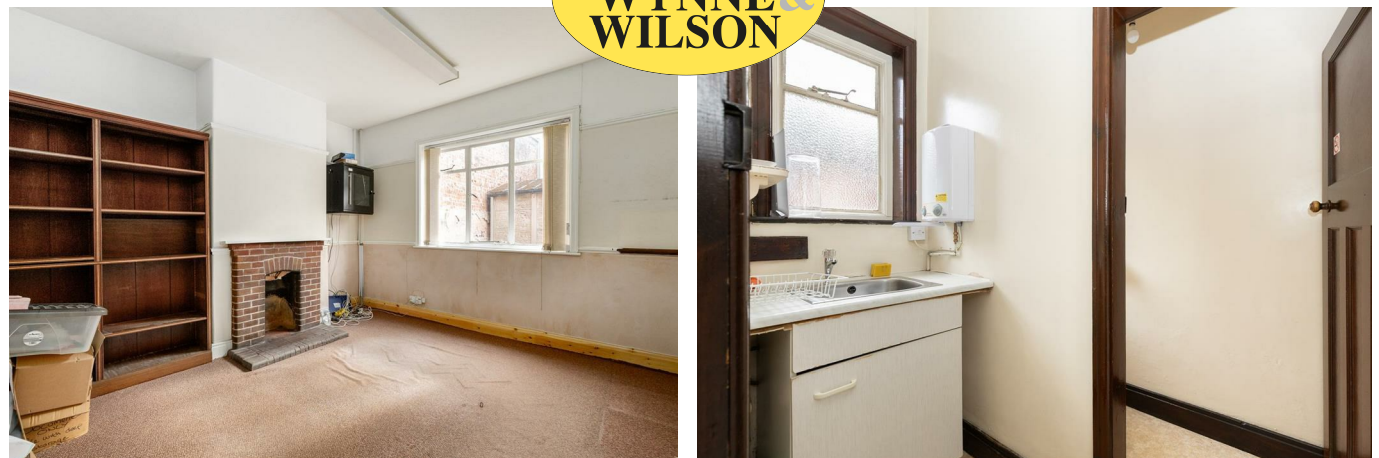
N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

Band D.

OPEN VIEWINGS

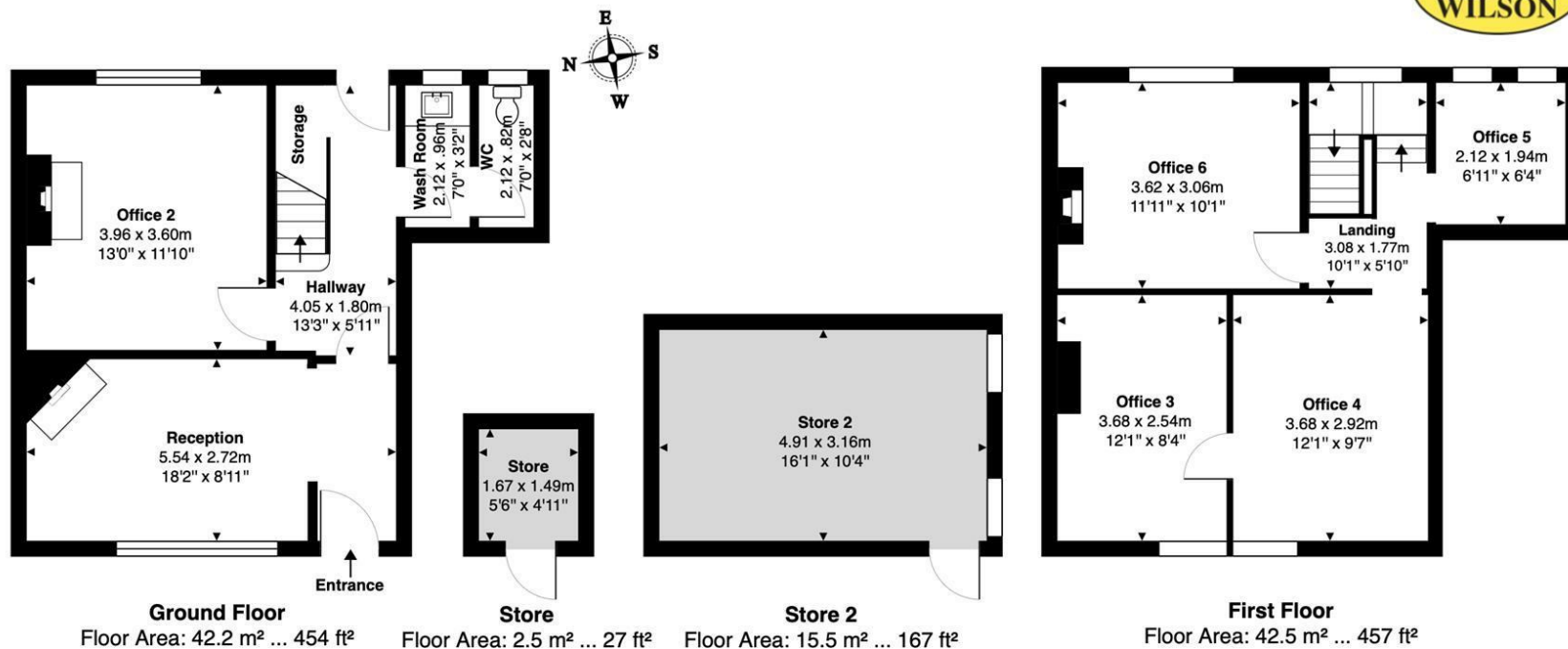
By appointment FOR THE OPEN VIEWING DAYS with sole agents Baker Wynne and Wilson.



www.bakerwynneandwilson.com



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113 AVENUE BUILDINGS, HIGH STREET, TARPORLEY, CHESHIRE, CW6 0AY

Approximate Gross Internal Area: 102.7 m² ... 1105 ft² Includes Outbuildings

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property