

Building Plot Adjoining Mill Lane, Stretton, Nr Malpas, SY14 7HS

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A truly wonderful opportunity for a discerning purchaser to build a magnificent 5000sqft country home (subject to current approved planning permission and permitted development rights). The property will be set in approximately 0.75 of an acre with additional land available via a separate negotiation.

- Proposed accommodation Spacious Reception Hall, Drawing Room, Sitting Room, Study, Open Plan Kitchen Dining Family Room, Utility Room, Boot Room, Cloakroom.
- First Floor, 5 Generous Ensuite Double Bedrooms two with Dressing Rooms.
- Three Car Garage with versatile First Floor Accommodation for potential Home Office/Media Room or alternatively Self Contained Annex (subject to consent from the relevant authorities).
- Extensive grounds totalling approximately 0.75 of an acre with additional acreage available subject to separate negotiation.
- Planning Permission approved by Cheshire West and Chester City Council Application Number 22/01305/FUL.

Location

The site is situated just 1.5 miles from the popular village of Tilston, Nr. Malpas which has a lovely community spirit, highly regarded and rated Primary School, village shop as well as both the popular 'Lost Barn' Coffee Shop and Restaurant as well as 'The Carden Arms' gastro pub or alternatively 'The Cock o Barton' at Barton just ¾ of a mile. Not forgetting the highly regarding Carden Park Hotel Country Club and Spa with its two highly sought golf courses situated within half a mile as the crow flies.

Tilston Primary School is a feeder school to the highly rated Bishops Heber state secondary school at Malpas alternatively private education is available locally at Abbey Gate College, Nr Chester, Kings or Queens School in Chester 13 miles, Moreton Hall at Oswestry or Ellesmere College at Ellesmere.

Chester city centre 11 miles.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3words: foiled.preparing.giants

From the Broxton roundabout which is where the A41 Chester to Whitchurch Road crosses the A534 Nantwich to Wrexham Road. Head towards Wrexham on the A534 for 2 miles passing the entrance to Carden Park County Club and Spa on the left turning left shortly after upon reaching the Cock O Barton gastro pub at Barton into Stretton Hall Lane. Proceed up to Stretton Hall Lane for ¾ of a mile turning left into Stretton Mill Lane where the property/site will be found after a short distance on the left hand side.

Proposed Site Plan



Proposed Site Plan

Agents Note – Drawings, Plans and Artists Impressions are for identification purposes only, they represent a combination of the Approved Planning Consent and potential extension of the property/plans under Permitted Development Rights. The Agents recommend that prospective purchasers should exercise their own due diligence prior to legal commitment to purchase of which the Agents can be contacted to assist in this process.





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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