



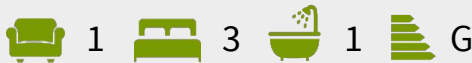
THE COTTAGE CHORLTON LANE

| CUDDINGTON | CHESHIRE | SY14 7EN



An individual period detached cottage occupying a generous plot of approximately 0.33 acres, offering considerable scope for renovation or, alternatively, the implementation of full planning permission for an attractive replacement dwelling; peacefully situated against a backdrop of open fields in the village of Cuddington.

Informal Tender £350,000



- Detached Cottage
- Requiring Comprehensive Modernisation
- Full Planning Permission for Replacement Dwelling
- Outbuilding
- Gardens ext to approx. 0.33ac
- Informal Tender

DESCRIPTION

Halls are delighted with instructions to offer The Cottage on Chorlton Lane in Cuddington for sale by informal tender.

The Cottage is an individual detached period property occupying a generous plot of approximately 0.33 acres in an attractive semi-rural setting. The existing house provides characterful and surprisingly versatile accommodation, presently arranged with two first-floor bedrooms and a further ground-floor bedroom, and offers considerable potential for a comprehensive programme of renovation and modernisation.

Of particular significance is the benefit of full planning permission for the demolition of the existing dwelling and buildings and the erection of a substantial replacement home, providing purchasers with an excellent opportunity either to refurbish the existing cottage or create an entirely new residence within this established plot.

SITUATION

The property occupies an appealing position on Chorlton Lane at Cuddington, surrounded by an attractive mixture of established residential property and open countryside. The setting provides a pleasing rural atmosphere whilst remaining conveniently placed for the nearby village of Malpas and the wider range of facilities available in Whitchurch.



Malpas provides a useful range of day-to-day amenities including shops, public houses, a medical practice and schooling, whilst Whitchurch offers a more comprehensive selection of shops, supermarkets, leisure facilities and a railway station. The property is also well positioned for access towards Chester, Wrexham and the wider road network.

SCHOOLING

The property is conveniently situated for a selection of established state schools, including Malpas Alport Endowed Primary School (approximately 1.1 miles) and Bishop Heber High School (approximately 1.5 miles), both situated on Chester Road in Malpas. Alternative primary schooling is available at Shocklach Oviatt Church of England Primary School, Tilston Parochial Church of England Primary Academy and Tushingham-with-Grindley Church of England Primary School. Further secondary education is available at Sir John Talbot's School in Whitchurch, whilst independent schooling is provided by Ellesmere College and The King's and Queen's Schools in Chester

THE PROPERTY

The existing cottage extends to approximately 969 sq ft and retains a number of character features, including exposed ceiling timbers, extensive timber panelling and fitted cupboards. Whilst now requiring comprehensive improvement, the accommodation provides an excellent basis from which a purchaser could undertake a sympathetic renovation.

The ground floor is centred around a particularly generous sitting/dining room extending to approximately 22 ft in length, with exposed beams, timber panelling and an open fireplace providing considerable character. A kitchen lies to the rear, together with a bathroom and a further room currently designated as Bedroom Three, offering flexibility for use as an additional reception room, study or ground-floor bedroom.

At first-floor level are two bedrooms, both incorporating useful built-in storage. The accommodation throughout would benefit from significant updating but offers considerable opportunity to create an individual period home whilst retaining many of its existing features.



OUTSIDE

The Cottage occupies an established plot extending, in all, to approximately 0.33 acres. The grounds surround the property and are currently principally laid to areas of grass with mature trees, hedging and established vegetation, giving the site a particularly private and mature feel.

Adjoining the house is a garage extending to approximately 202 sq ft, whilst within the grounds is a substantial detached store/outbuilding of approximately 307 sq ft. The size and configuration of the plot provide considerable scope for landscaping and enhancement in conjunction with either the renovation of the existing property or the consented redevelopment of the site.

PLANNING PERMISSION

Full planning permission has been granted for the demolition of the existing dwelling and buildings and the erection of a replacement dwelling with detached garage/outbuilding and private drainage installations.

The approved replacement dwelling has been designed to provide approximately 1,904 sq ft of residential accommodation, together with an approximately 387 sq ft garage and a further 322 sq ft of ancillary accommodation.

The consent therefore presents an increasingly rare opportunity to create a substantial new-build family home within an established rural plot, whilst removing much of the uncertainty normally associated with obtaining planning permission.

Further details, approved plans and associated documentation are available from the selling agents or through the Cheshire West and Chester Council planning portal using reference 25/03544/FUL

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INFORMAL TENDER

The property is offered for sale by Informal Tender. Interested parties are invited to submit their best and final offers in writing (by email to sedwards@halls.gb.com) or by recorded post) no later than 12 noon on Friday November 27th 2026.

Each offer should be accompanied by:

- Proof of funding.
- Details of your solicitor.
- Proposed timescale for exchange and completion.
- Details of any conditions attached to the offer.
- A brief summary outlining their plans for the property.

The vendor reserves the right not to accept the highest or any offer received and may enter into negotiations with any party following receipt of offers.

BUYERS PREMIUM

Purchasers should note that a buyers premium of 1.5% +VAT of the purchase price will be due in addition to the purchase price.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

SERVICES

We are advised that the property is served by mains water and electricity. Drainage is to a private system.

LOCAL AUTHORITY

Cheshire West and Chester Council

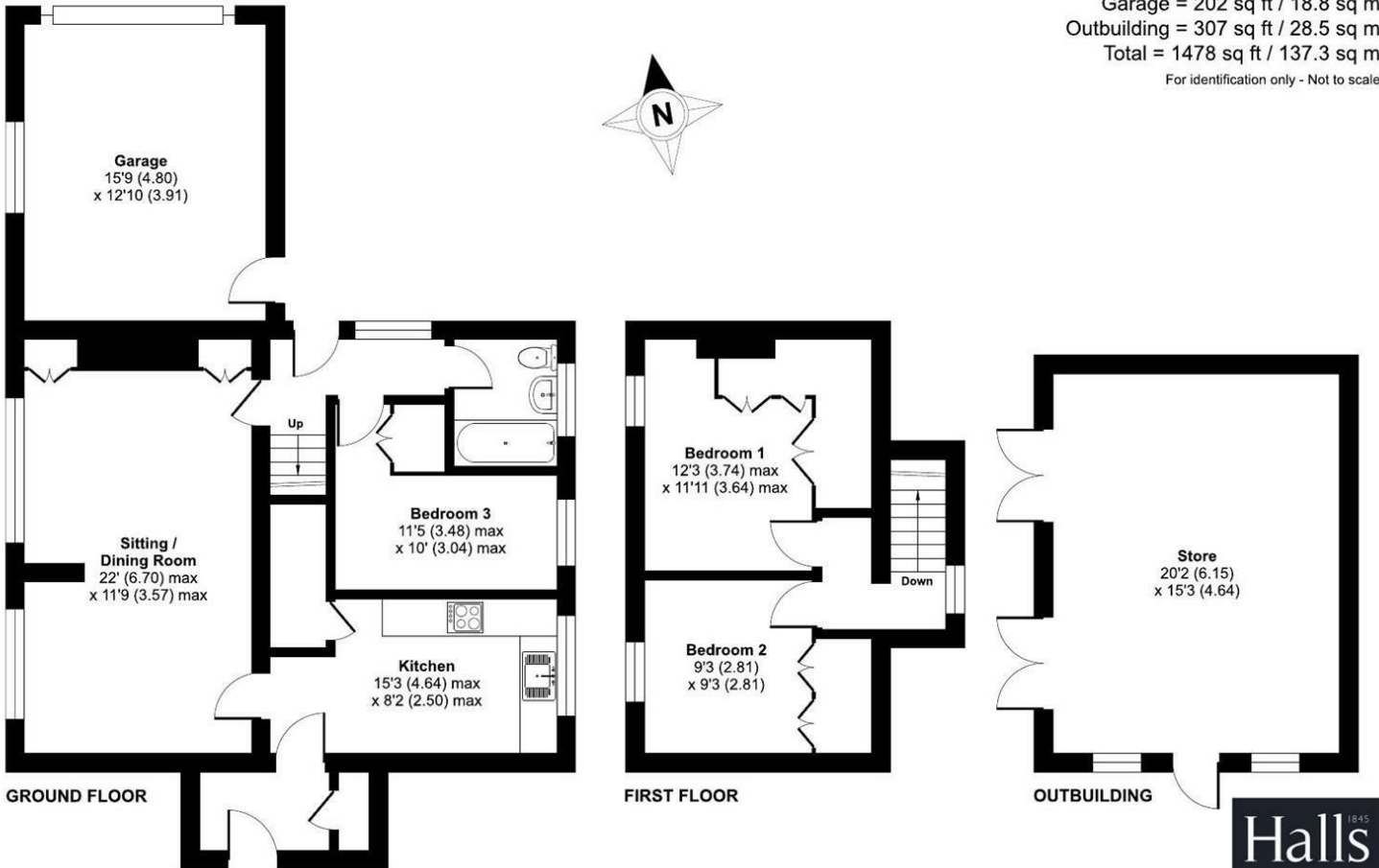
COUNCIL TAX

The property is shown as being within council tax band E on the local authority register.

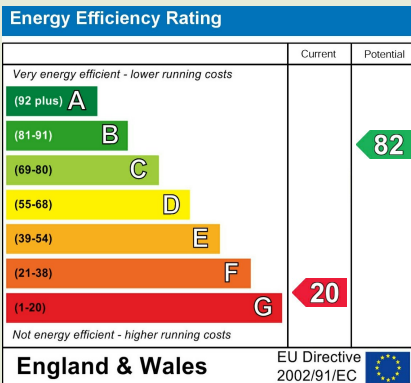
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 969 sq ft / 90 sq m
 Garage = 202 sq ft / 18.8 sq m
 Outbuilding = 307 sq ft / 28.5 sq m
 Total = 1478 sq ft / 137.3 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). © nñhcom 2026. Produced for Halls. REF: 1538692



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



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upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. 6. Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 7. Descriptions of the property are subjective 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. 8. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. 9. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the

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