



Development to rear of Quaint Farm
Welsh Road, Ledsham, CH66 9PA

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

Development to rear of Quaint Farm

Welsh Road, Ledsham, CH66 9PA

Guide Price - £500,000

An exciting opportunity to purchase land extending to approximately 2.77 acres and accommodating two former agricultural buildings with outline planning permission for conversion into residential use with detached garages.

The site forms part of Quaint Farm, positioned to the west of Welsh Road. It lies within open countryside, surrounded by agricultural land, giving the area a distinctly rural character.

Planning permission (ref. 17/03112/FUL) has been granted for the conversion of the two former agricultural barns, located to the rear of Quaint Farm, into two dwellings. Rostons understands, subject to conditions, all pre-commencement conditions have been discharged and the conversion works are currently in progress.

Additional permission (ref. 24/00919/FUL) has been approved for the creation of a new vehicular access and driveway further along Welsh Road, providing access to the site.

Further details relating to planning can be found under reference 24/00923/S73 via Cheshire West and Chester Council.

LOCATION

Ledsham, located in the sought-after CH66 postcode of Cheshire, is a charming semi rural village offering an attractive blend of countryside living and excellent connectivity. Surrounded by open farmland and green spaces, the area enjoys a peaceful setting while remaining conveniently close to nearby towns such as Ellesmere Port, Chester and the Wirral.

For commuters, the location is highly convenient, with easy access to major road networks including the M53 and M56, providing straightforward routes to Liverpool, Chester and Manchester. Little Sutton railway station is also nearby, offering regular services across the region.

Local amenities can be found in neighbouring villages and towns, including shops, supermarkets, schools and leisure facilities, whilst the surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits.





APPROXIMATE DISTANCES

- Little Sutton Train Station 2.5 miles
- Chester Train Station 6.8 miles
- Hooton Train Station 3.4 miles
- Liverpool Airport 24.7 miles
- Manchester Airport 33.4 miles

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

NB

Land registry title plan will require amending.



SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of

fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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