

5 WITNEY LANE

HAMPTON HEATH EDGE | MALPAS | CHESHIRE | SY14 8JJ







A modern semi-detached house occupying a convenient position within the hamlet of Hampton, close to the popular village of Malpas and offering excellent access to the A41. The property has been modernised and significantly improved by the current owners, with particular emphasis on energy efficiency, including the installation of solar panels and an air source heat pump.

Offers in the region of £97,500





1 3 1 B

- **Modernised Semi Detached House**
- **Shared Ownership Scheme**
- **Solar Panels & Air Source Heating**
- **Parking Spaces, Large Garden**
- **Excellent Access on to the A41**
- **Close to the Village of Malpas**

Location - Malpas Standard

The property is situated within the small rural hamlet of Hampton, close to the highly regarded village of Malpas in South West Cheshire. The location is particularly convenient for those requiring access to the A41, providing excellent road links towards Whitchurch, Chester, Wrexham and the wider North West, as well as a number of major employment areas.

Malpas is a thriving and well regarded village offering an excellent range of everyday amenities. The village benefits from several well-regarded schools, local shops, restaurants, traditional public houses and a doctors' surgery, together with a strong local community and attractive surrounding countryside. The area is also popular with those seeking a village lifestyle whilst remaining within easy commuting distance of larger towns and cities.

The historic market town of Whitchurch is approximately six miles away and provides a wider range of facilities, including four supermarkets, independent shops, churches, leisure facilities, cafés, restaurants and other amenities. Whitchurch also has a railway station providing services towards Shrewsbury, Chester and beyond.

The property is ideally placed for access to Chester, Wrexham, North Wales and the wider North West, making it an appealing choice for buyers seeking a modern and energy-conscious home in a convenient semi-rural location.

Brief Description

Halls are delighted to be instructed to sell this semi detached home by private treaty.

The well-presented accommodation is arranged over two floors and comprises an entrance hall, useful cloakroom/utility room, living room and a spacious kitchen/diner. The kitchen is fitted with a range of base and wall-mounted units, work surfaces and provides direct access through doors to the rear garden, creating a practical space for everyday family living and entertaining.

To the first floor are three bedrooms, together with a modern family bathroom. The property benefits from air source heating, solar panels and double-glazed windows.

Outside & Parking

Externally, there is generous off-road parking to the front for a number of vehicles. To the rear is a large garden, offering excellent space for families, gardening enthusiasts and outdoor entertaining.





Shared Ownership

The property is being offered for sale under an Affordable Housing Scheme, aimed at providing an opportunity for eligible local buyers who are in housing need, to purchase a home within the local community.

The property is being offered at 60% of its full market value through a shared ownership arrangement with Muir Group Housing Association. The scheme is subject to eligibility criteria and local connection requirements, and prospective purchasers will need to satisfy the relevant conditions of the affordable housing scheme.

Interested parties are advised to make their own enquiries regarding eligibility, the local connection criteria and the terms of the shared ownership arrangement with Muir Group Housing Association prior to viewing or making an offer.

https://muir.org.uk/buy-a-home-available-for-resale

The buyer will need to meet these local connection requirements (unless they're buying 100%); s106 first preference to residences of Parishes of Hampton and Edge for at least 12 months pre application.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Local Authority -

Cheshire West & Chester Council

Council Tax - Cheshire West

The property is in Band A on the Cheshire East Council Register.

Schooling - South Cheshire

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1854 210926

Services

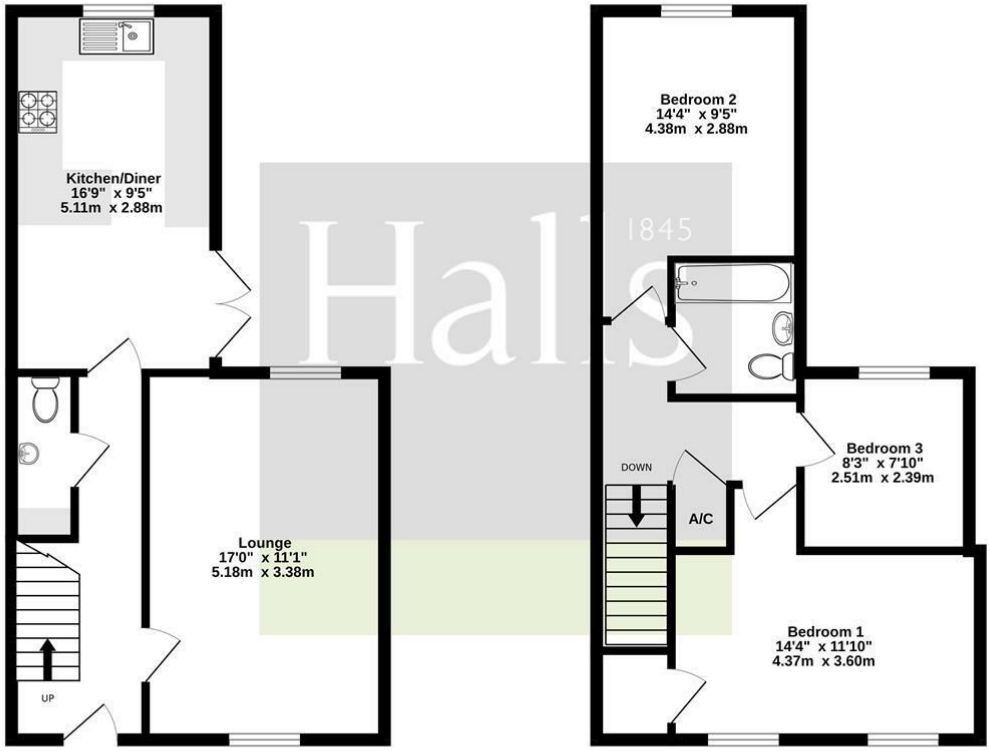
We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to radiators.

Tenure - Leasehold

We understand that the property is Leasehold under a Shared Ownership with Muir Housing. We recommend that purchasers must make their own enquiries via their solicitor. The rent for the 40% share is currently £346.49 per month.

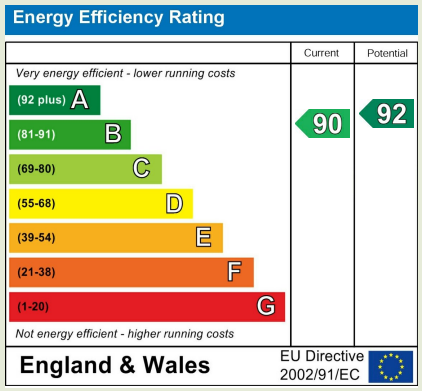
Ground Floor
452 sq.ft. (42.0 sq.m.) approx.

1st Floor
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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