

MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the vendors or Lessors of this property, whose agents they are, give notice that:

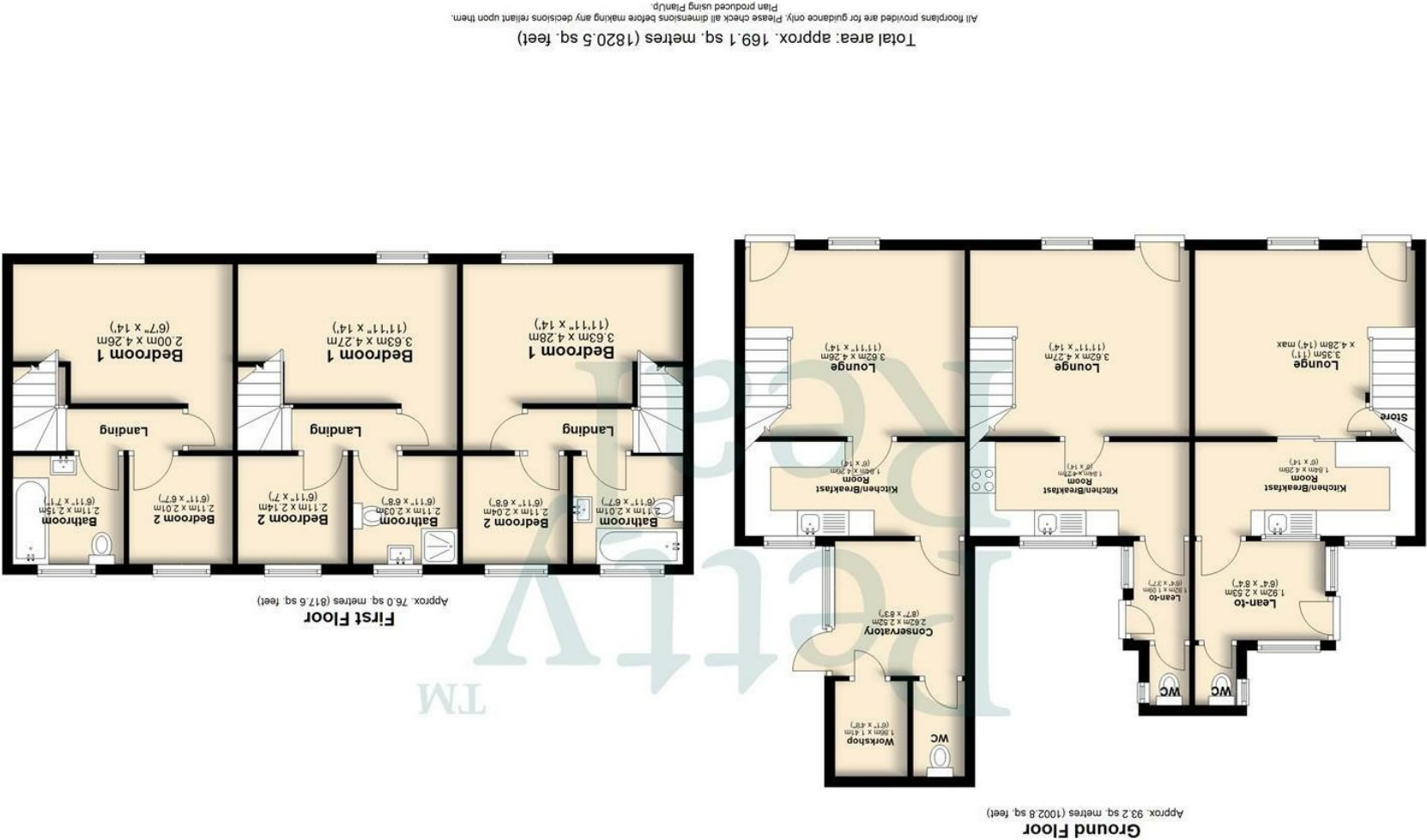
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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GUIDE PRICE £899,000



HOLE HOUSE COTTAGES OLD
HALL LANE

TABLEY
WA16 0HU



COUNCIL TAX BAND:



Tucked away down a quiet country lane in the rural village of Tabley, and less than a 10-minute drive from Knutsford, this unique opportunity presents exceptional potential for a variety of purchasers, including buy-to-let investors, developers, and owner-occupiers with the vision to create something truly special.

The property is currently arranged as three cottages, traditionally configured as “two up, two down,” which have been modified and extended over the years. Bathrooms have been incorporated internally at first-floor level, and former external WCs have been connected via lean-tos or conservatory-style additions.

Set within substantial gardens, the options are numerous. The cottages could be refurbished and retained as individual rental properties to generate a steady monthly income. Alternatively, they could be reconfigured and combined to create one substantial family residence. There is also potential for full redevelopment, subject to the necessary planning consents, including the possibility of replacing the existing structures or exploring additional dwellings on the site — an avenue the current vendors have considered but not formally pursued.

The scale of the plot and the versatility of the buildings mean this is a rare opportunity in a highly desirable semi-rural location.

Viewings are strictly by prior appointment only to fully appreciate the scope and potential on offer.

No onward chain.