



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
 Made with Metronix 03026.



## 2 & 2A THE COTTAGE

HIGH STREET | MALPAS | CHESHIRE | SY14 8NW

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>4</b>	

England & Wales EU Directive 2002/91/EC

**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.



**WHITCHURCH SALES**  
 8 Watergate Street | Whitchurch | Shropshire | SY13 1DW  
 ☎ 01948 663230 ✉ whitchurch@halls.gb.com  
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**\*\*For Sale By Public Auction\*\*** The property is a charming High Street property which has a shop to the high street and a residential cottage to the rear. It offers great investment potential. The commercial element comprises a shop, staff room & W.C. The cottage comprises kitchen, diner, ground floor bathroom and two 1st floor bedrooms. There is a small area of outside space to the rear. The auction is taking place on the 1st May 2026.

**Auction Guide Price £100,000**

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.



- For Sale By Public Auction
- 1st May 2026 at 2pm
- Shop & 2 Bedroom Cottage
- High Street Location
- Exciting Opportunity
- Great Investment Potential

### LOCATION - MALPAS STANDARD

Malpas is a busy and very well regarded popular village in South West Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors surgery and a selection of local shops.

The town of Whitchurch is only 6 Miles away which has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

### BRIEF DESCRIPTION

Halls are delighted to be selling this property by public auction on the 1st May 2026 at Halls Holdings House, Battlefield, Shrewsbury, SY4 3DR

### SHOP

The property comprises a ground floor shop that was most recently used as a dog groomers. To the rear of the shop is a staff room with WC and rear entrance.



### ACCOMMODATION

To the rear of the shop with its own rear entrance is a 2 bedroom split level apartment. To the ground floor is a kitchen, diner/sitting room and a bedroom. Also to the ground floor is a bathroom. To the 1st floor are two double bedrooms however 1 of the bedrooms was most recently used as a living room. The property will benefit from a programme of modernisation and improvements.

There is a small area of outside space to the rear of the property.

### DIRECTIONS

The shop is accessed from Malpas High Street next door to Huxley's bakery. The cottage is accessed from the side street that leads to the car park.

What 3 Words: ///generated.cllays.jugs

### ANTI - MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/amlrequirements](http://www.hallsgb.com/amlrequirements). If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.



### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW WH1

### LOCAL AUTHORITY - CHESHIRE WEST

Wyvern House The Drummer, Winsford CW7 1AH

### COUNCIL TAX - CHESHIRE WEST

The residential element is in Band A on the Cheshire West Council Register.

### TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

### METHOD OF SALE

2 & 2a Church Street will be offered for sale by Public Auction on Friday 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

### CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors at Hibberts Nantwich prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.



### GUIDE PRICE & RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).