



Development Opportunity at Brooklyn
Kelsall, Cheshire

DEVELOPMENT OPPORTUNITY AT BROOKLYN



Outline planning approval for two detached dwellings



Brooklyn, 27 Church Street, Kelsall, Cheshire,
CW6 0QB



An exclusive residential development opportunity situated within the desirable village of Kelsall, with outline planning approval for two dwellings, along with the existing house, in approximately 0.6 of an acre.

- A vacant residential property within large domestic garden
- Outline planning approval for two detached dwellings
- Existing detached dwelling with scope for replacement dwelling
- Planning Approval Ref: 21/00832/OUT, dated 14th June 2022
- The site extends to approximately 0.6 of an acre in total
- EPC rating for existing house E
- For sale by Informal Tender



Chester 01244 409660



chesteragency@fishergerman.co.uk



fishergerman.co.uk



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Situation

Brooklyn sits in a most appealing and sought-after residential setting. Kelsall Village is within a short stroll, offering a broad range of local amenities, including a butcher's, Co-operative store, gastropub, coffee shop, pharmacy, hairdressers, church and medical centre. Nearby Tarporley and Chester provide a more comprehensive offering.

Exceptional local state schooling includes Kelsall Primary School (within 500m) and Tarporley High School, both deemed "outstanding" by Ofsted. The commercial centres of the

Northwest are readily accessible via road, whilst Chester Station offers a direct rail service to London Euston within 2 hours.

The area is well-known for its rural pursuits, with Delamere Forest nearby offering walking, riding and horse-riding opportunities, and the nearby Kelsall Hill Equestrian Centre offering over 350 acres of riding opportunities; an equine oasis in the heart of beautiful Cheshire.

The Property

The site extends to approx. 0.6 of an acre incorporating 0.05 of an acre located to the east of the development site, both shown edged red within these particulars. The site consists of a detached four bedroom dwelling within established and private grounds. The land is level and contained within mature tree and hedge margins.

Access to the site is directly off Church Street, on the western boundary of the site.

An exclusive residential development opportunity

Planning

Outline planning permission was granted on the 14th June 2022 under Application No: 21/00832/OUT. The approval is for "Erection of two detached dwellings and a replacement garage (outline application with access)." Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development is commenced and thereafter the development shall only be carried out in accordance with the details as approved. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and thereafter the development shall only be carried out in accordance with the details as approved.

Details of Development

The planning permission provides for two detached dwellings on the main part of the site to the east of the existing dwelling. These dwellings would be arranged facing the proposed driveway and have good sized south facing rear gardens. The proposed properties are detached, shown on the indicative layout to provide a typical sized four-bedroom family dwelling, with garaging as typically seen elsewhere in the locality.

The existing dwelling could be retained and refurbished but could equally be replaced with a larger dwelling, subject to the necessary planning consents. The garage associated with the existing dwelling would be demolished and re-sited.

The access road would be a private drive with 'shared surface' rather than full pavements. The existing dwelling would also continue to be served from

this point. The vehicular access point would be slightly repositioned and made perpendicular to Church Street in order to improve visibility. The boundary treatment on Church Street would be lowered, also improving the visibility here and improving the relationship of the existing dwelling to the street scene.

Community Infrastructure Levy (CIL)

The development approved by this permission may be liable to a Community Infrastructure Levy, which is payable after development begins. CIL rate per square metre for planning permissions granted is £81.51, in Zone 1, as defined by CWAC. The purchaser is liable for the CIL payment.

Services

Interested parties must make their own enquiries with regards to the availability and connections to mains services. It is understood that Brooklyn is currently served by all mains services, but the capacity of such existing services is unknown.

Method of Sale

The site is offered for informal tender and offers are invited on an unconditional basis. Offers must be submitted on an FG offer form to include proof of funds.

Further Information

A full information pack will be available from the selling agent to include the following:

- Planning approvals
- Design and access statement
- Existing and approved site layout plans
- Approved access plan
- Bat survey
- Flood risk statement
- Tree impact assessment
- Additional planning documents

Fixtures and Fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Tenure

The property is to be sold freehold with vacant possession.

Local Authority

Cheshire West and Chester Council.
Website: www.cheshirewestandchester.gov.uk
Council tax band: E.

Public Rights of Way, Wayleaves and Easements

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

Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

By strict appointment through Fisher German LLP.
Telephone: 01244 409660
Email: chesteragency@fishergerman.co.uk

Directions

Postcode - CW6 0QB.

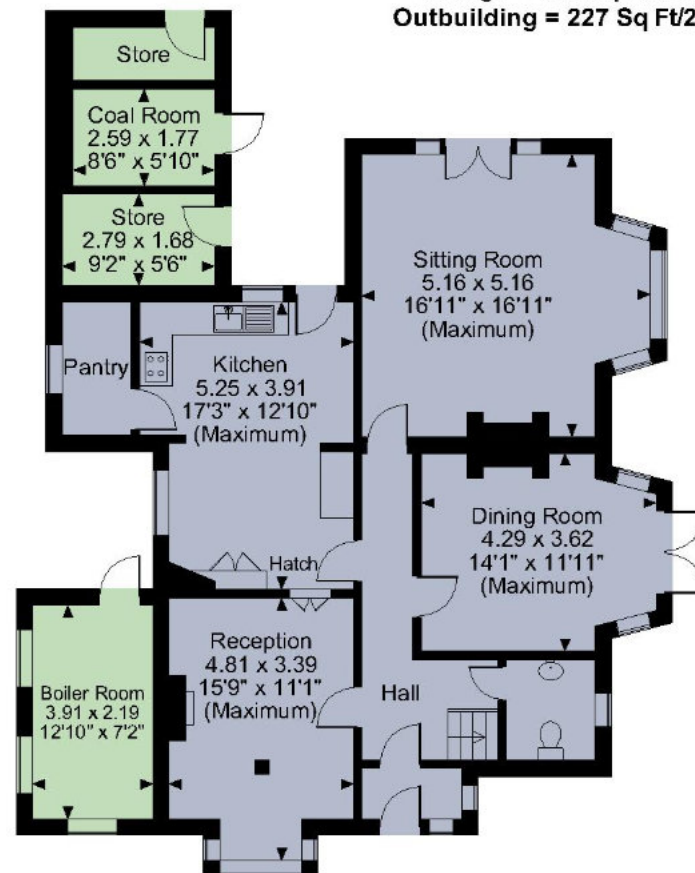
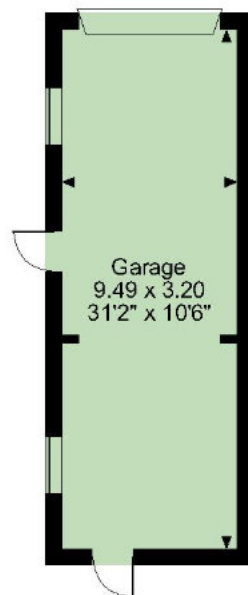
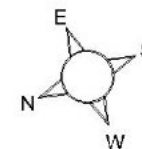
What3words:///blushes.parkland.recording

From Chester head east on the A51. At the mini roundabout take the first exit onto the A54 through Tarvin Sands. Before reaching the Kelsall Hill, turn right signposted Kelsall onto the Chester Road, continuing past the Royal Oak public house and Co-operative store. Turn right down Church Street, where Brooklyn will be seen on your left-hand side after approximately 300m.

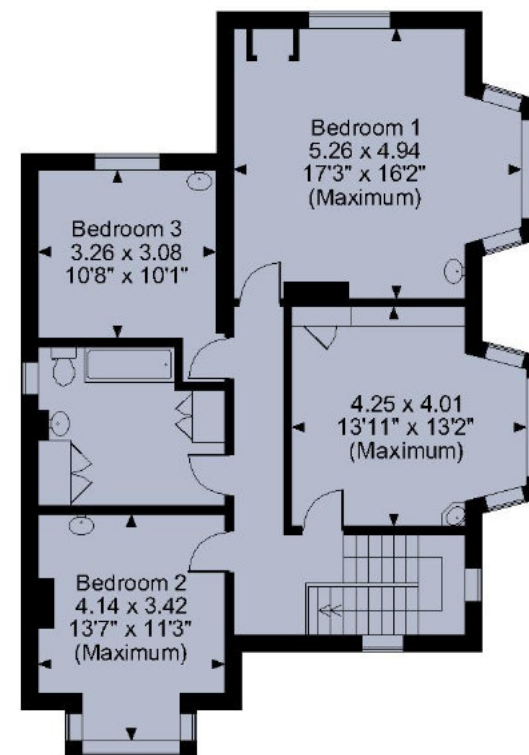
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	42	79
EU Directive 2002/91/EC		
England, Scotland & Wales		

Brooklyn, Church Street Kelsall, Tarporley
Approximate Gross Internal Area
Main House = 1937 Sq Ft/180 Sq M
Garage = 327 Sq Ft/30 Sq M
Outbuilding = 227 Sq Ft/21 Sq M



Ground Floor



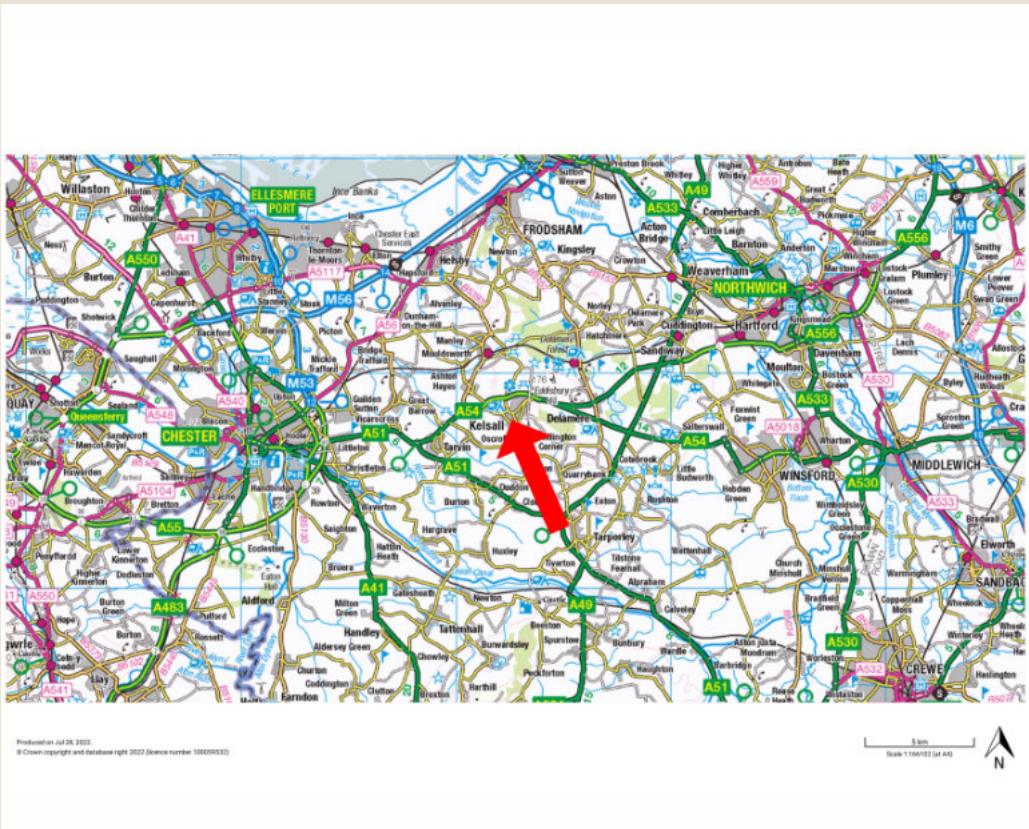
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Situated within the desirable village of Kelsall



Approximate Travel Distances

Locations

- Chester - 9 miles
- Nantwich - 15 miles
- Wrexham - 21 miles
- Liverpool - 31 miles
- Manchester - 34 miles

Nearest Stations

- Mouldsworth - 3 miles
- Chester - 9 miles

Nearest Airports

- Liverpool John Lennon - 19 miles
- Manchester - 26 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2022. Photographs dated August 2022.



FISHER
GERMAN

Informal Tender Form

Development Land at Brooklyn, 27 Church Street, Kelsall, Tarporley, Cheshire, CW6 0QB

To be submitted by: **12 noon Monday 19th September 2022.**

Please read the terms and conditions shown on this form

Name _____

Current Address (incl. postcode) _____

Work Tel No: _____

Mobile: _____

E-mail: _____

Offer in the sum of £ _____ (figures)

_____ (words)

1. Please confirm your current position:

- If you are selling your current property, please confirm whether an offer has been accepted. If this is the case, please also provide the details of your estate agent so that we can confirm your position.

2. Please confirm whether your offer is subject to any surveys or conditions:

3. Please confirm how the purchase is to be financed:

- If your offer is subject to a mortgage, please provide us with a copy of your agreement in principle together with your proof of remaining capital. Please also provide us with details of your level of borrowing against a cash deposit.
- If your offer is not subject to any additional financing, please provide us with full proof of funds. This can be a bank statement or written confirmation from your bank/financial advisor confirming that full funds are available.
- Your offer will not be considered without providing evidence of your funding arrangements.

4. Please indicate your proposed timescale for exchange of contracts and completion:

5. Please confirm the name, address, and contact details for your solicitors:

Name: _____

Address: _____

Tel No: _____

Email: _____

Conditions of Tender

- 1 All offers should be based on the attached particulars for **Development Land at Brooklyn, 27 Church Street, Kelsall, Tarporley, Cheshire, CW6 0QB**
- 2 The offer should be emailed to **michael.harris@fishergerman.co.uk**
- 3 All offers must be made on behalf of a named purchaser/company with full address provided.
- 4 All offers should be in pounds sterling, and it is recommended that offers are made for an uneven sum to avoid identical bids.
- 5 All offers must be for a fixed sum and no escalating bids will be considered or any offers which are made calculable by reference to another offer.
- 6 All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity.
- 7 Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer.

I/We confirm that the offer set out herein is submitted subject to the foregoing conditions.

Signed **Dated.....**