



**Lambert  
Smith  
Hampton**

**0161 228 6411**  
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**For Sale**

**By Order of the Joint Law of Property Act Receivers**

## **RESIDENTIAL DEVELOPMENT OPPORTUNITY**

Totternhoe Farm & The Cottage Buildings and Associated Land,  
Manley Road, Alvanley, Frodsham, WA6 9DE



- Located within the Sought After Village of Alvanley
- Freehold Site Extending to Approximately 0.136 Hectares (0.335 Acres)
- Approved Planning for Demolition of The Cottage and Erection of Detached Dwelling (18/01962/FUL)
- Planning Decision Awaited for Demolition of The Cottage and Erection of One New Dwelling and Extensions to Retained Dwelling (19/03160/FUL)
- Planning Enquires To Cheshire West & Chester Council

**Lambert Smith Hampton**

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# Totternhoe Farm & The Cottage Buildings and Associated Land



## Location

The subject property fronts onto Manley Road (B5393) and is located within Alvanley Village in central Cheshire. The village is predominantly residential with the White Lion pub located a short walking distance away. The location is readily accessible to both Manchester and Liverpool via junction 14 of the M56 motorway approximately 3 miles west from the subject property.

## Description

The site extends to approximately 0.136 hectares (0.335 acres) and houses two semi-detached buildings and two smaller outbuildings.

The semi-detached buildings span across two stories and are of traditional construction with painted render elevations under a pitched tile covered roof with part two-storey and part single-storey extensions to the rear. In addition to the main buildings, there are two further single-storey outbuildings located on either side of the site.

## Accommodation

We have calculated the site area to extend to approx. 0.136 hectares (0.335 acres).

## Tenure

The property is available Freehold under Title Numbers CH123900, CH660551 and CH164228.

## EPC

EPC rating of G (1). Copies of the EPC are available on request.

## Terms

Offers in excess of £350,000 are invited for the freehold interest.

## VAT

All prices are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Viewing and Further Information

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