

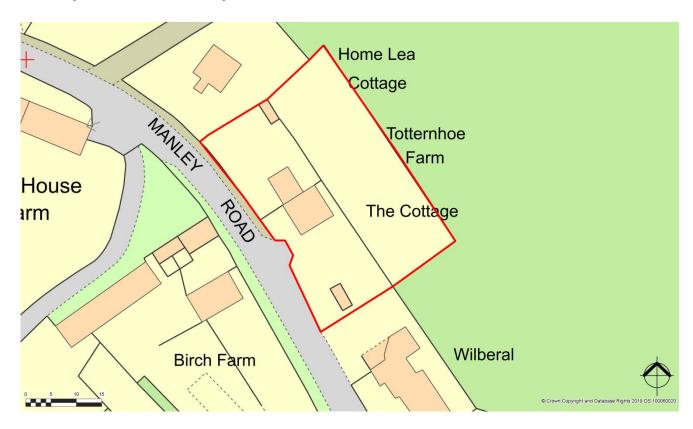


For Sale

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

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 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.

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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