



Forestgate Cottage, Hondslough Lane, Norley, Frodsham

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Forestgate Cottage, Hondslough Lane, Norley, Frodsham, WA6 6NA

A six bedroom detached property, formerly a pair of three bedroom semi-detached properties, with brick outhouse and gardens in a 0.23 acre plot.

Chester 14 miles, Liverpool 32 miles, Manchester 33 miles

Ground Floor – Front porch | Kitchen | Two reception rooms | Downstairs bathroom | Utility room | Larder | Two staircases at either side of the property.

First Floor – Six bedrooms.

The property

Forestgate Cottage is a detached brick property combining a pair of semi-detached cottages requiring a scheme of refurbishment. In its existing layout, the accommodation briefly comprises a kitchen, front porch, two reception rooms, downstairs bathroom, utility room / larder and six bedrooms. The property could be reconfigured to a more conventional layout for its size with four bedrooms and a bathroom on the first floor.

Outside

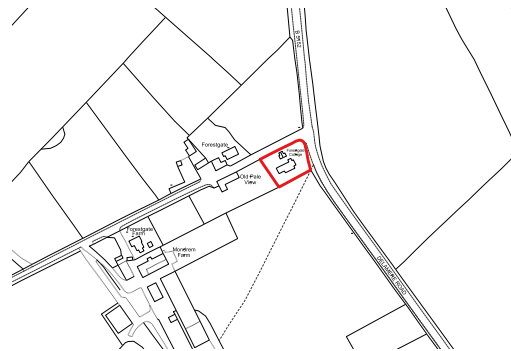
The property benefits from a wraparound established garden with mature hedges and trees, including space for off-street parking and useful brick outbuildings suitable for storage and a carport. In total the gardens and grounds extend to approximately 0.2 acres.

Location

Forestgate Cottage is in a rural location in between Hatchmere and Kingsley and a thirty minute drive from Chester. With its historical Chester Rows, charming cathedral and abundance of shops and restaurants, Chester is a popular, vibrant city. Chester Zoo, several golf clubs and established cycling, running and walking routes provide a wealth of local leisure activities.

Directions

Follow Sat Nav to WA6 6NA What3words: /// guards.swims.liquids
From Strutt & Parker's Chester office, follow St Oswalds way onto the A51. Continue along the A51, until you reach Tarvin roundabout, take the first exit and continue along the A54. Keep left onto the A556 until you reach the Vale Royal Abbey Arms, turn left onto the B5152. Continue along



General

Guide Price: £425,000

Method of sale: The property is offered for sale by private treaty.

Tenure: The property is offered for sale freehold.

Boundary: The boundary is shown via the red outline on the plan.

Classification : Internal

Services: Mains water and electricity. Private drainage.

Local Authority: Cheshire West & Chester Council.

Wayleaves, Easements & Rights of Way: The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not. We understand that a right of way to the property exists over HondsloUGH Drive which is a privately owned road.

Council tax: Band E

Vendors Costs: The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees.

Sales Particulars & Plans: The plans and schedule of land is based on the ordnance survey. These

particulars and plans are believed to be correct but neither the vendor nor their agents shall be held liable for any error, misstatement, fault or defect in the particulars and plans, neither shall such error, misstatement, fault or defect annul the sale.

Reservation and Future Development Rights:

The property is sold subject to a reservation of future development rights whereby the vendor reserves the right to 50% of any increased gross value for a period of 80 years in the event that planning consent is obtained for:

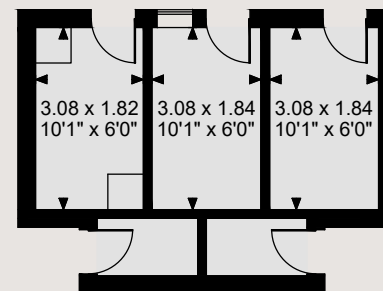
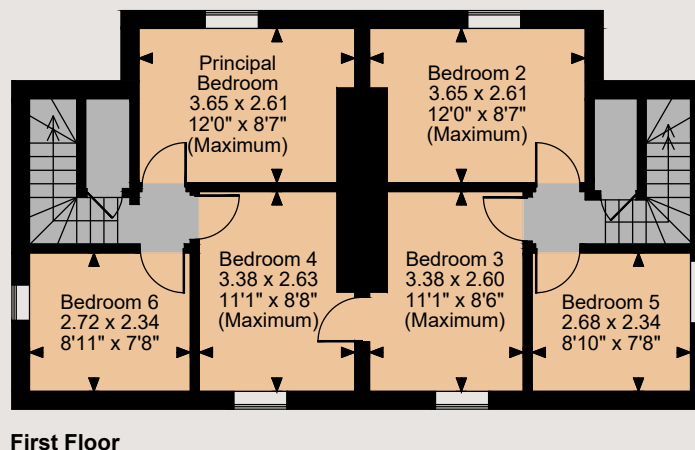
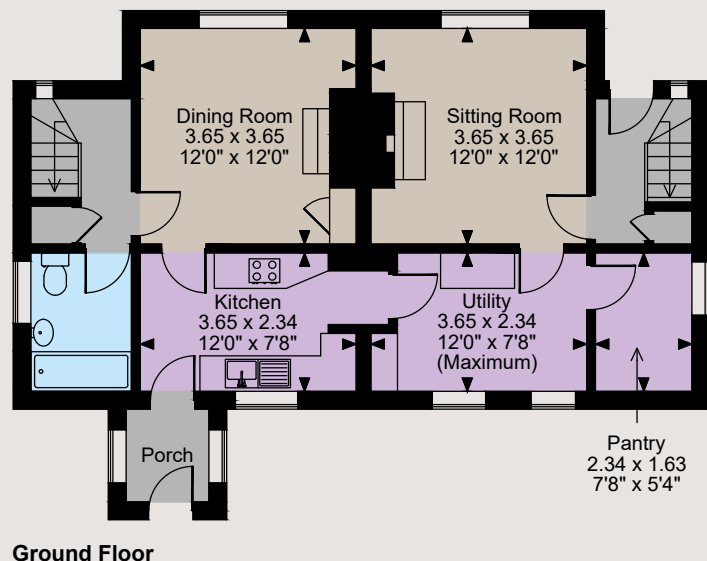
(a) Existing or proposed development for additional residential dwellings (for the avoidance of doubt, which will result in more than one residential dwelling being built on the Property).

(b) Change of use, in respect of the Property or any part of it.

Payment is due when either the planning consent is implemented, or the site is sold with the benefit of planning consent. The Vendor would not consider this reservation to be relevant where the existing property is reconfigured to two semi-detached dwellings without being extended.



Floorplans
Main House internal area 1,385 sq ft (129 sq m)
Outbuilding internal area 235 sq ft (22 sq m)
Total internal area 1,620 sq ft (150 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8585695/JCR



General

Town & Country Planning Act: The property notwithstanding any description within these particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice which may or may not come to force and also subject to any statutory or bylaw without obligation on the part of the vendor to specify them.

Agents Note: We are not able to confirm that the private drainage at this property complies with the relevant regulations.

Viewing: Strictly by appointment through Strutt and Parker on 01244 353 991.

EPC Rating: G

Chester

The Coachworks, Northgate Street, CH1 2EY

01244 354880

Chester@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

