



Boundary House, Threapwood

Guide Price £300,000-£350,000

By Informal Tender - 22nd September at 12 noon





Boundary House

Boundary Lane, Threapwood SY14 7PE

The property being sold is the site of a former Four Bedroom property which extended to approximately 2146 sq ft it has been significantly fire damaged. The property is set in a total of 3.8 acres. The property holds an attractive secluded position within the rural hamlet of Threapwood which is situated between the popular villages of Bangor on Dee and Malpas.

The property is to be sold by informal tender
Tender Date Friday 22nd September 2023
At 12 noon

Location

Threapwood is an attractive rural village with a vibrant community, there is a village shop and the prosperous village of Malpas (four miles) has a bustling High Street, historic church and the highly sought after Bishop Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

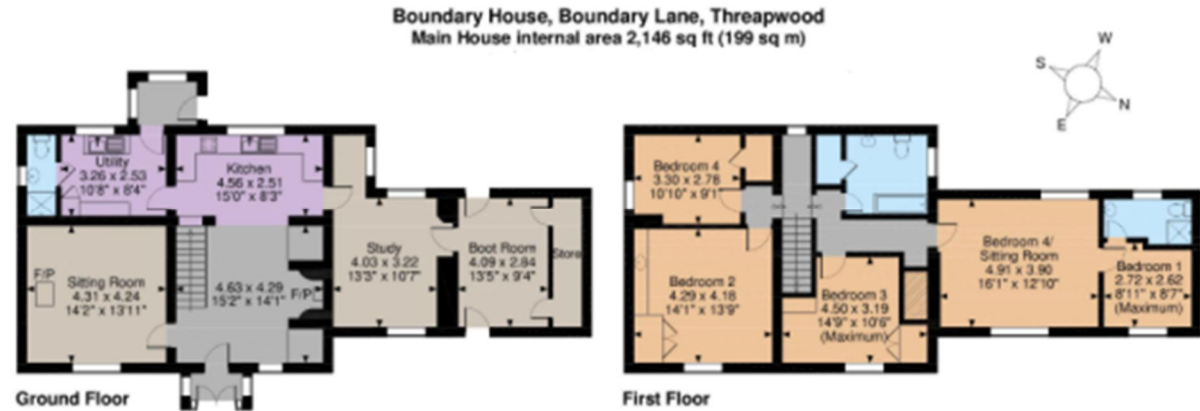
Agents Note

Any future development would be subject to consent from the relevant authorities albeit the agents have spoken with Cheshire West and Chester Council in 2022 regarding re-instatement of the original property with a new dwelling and they have indicated they would look favorably at this. Cheshire Lamont accept no responsibility or liability should the attitude of Cheshire West and Chester have changed since our enquiry. It is strongly recommended all prospective purchasers carry out their own due diligence regarding future development.

Covenants And Rights Of Way And Easements

The property is sold subject to any existing covenants and rights of way and easements. The driveway falls within the ownership of Boundary House with a right of way in favour of Boundary Cottage.

N.B - The floorplan is for information purposes only and illustrates the accommodation prior to the fire.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

From Malpas proceed down the High Street turning right at the monument into Church Street B5069 towards Worthenbury and Bangor on Dee. Follow this road for approximately three miles turning left immediately after the village shop into Chapel Lane. At the end of Chapel Lane turn left onto Sarn Road and shortly after, left again into Back Lane which leads into Boundary Lane and the driveway will be observed directly in front of you.

Services

The following services were available to the property prior to the fire - Mains Water, Electricity served the original property. Agents note – prospective purchasers will need to allow for installation of a new foul drainage system complain to 2020 regs along with the relevant consents.





Agents Note – this plan is for identification purposes only – land registry title plans will be forwarded by the solicitors

Viewings

Strictly by appointment with Cheshire Lamont Tarporley 01829 730700 - the property is not accessible without an appointment.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.