



Hill House Barn
Rushton, Tarporley, Cheshire

Development opportunity at Rushton Tarporley, Cheshire CW6 9AU

An excellent opportunity to acquire a rare development plot in a rural and sought-after location.

- Traditional Cheshire brick-built building with PP to convert into a 5-bed dwelling.
- GF: Entrance hall, utility/boot room, large kitchen/dining room, sitting room, study.
- FF: Two double bedrooms with en-suite, 3 further double bedroom and a family bathroom.
- Further buildings available by separate negotiation with 2 stables and potential for conversion, subject to the relevant pp.
- Rural and sought-after location, near the popular village of Tarporley.

Approximate distance in miles:

Eaton 1m | Tarporley 2.5m | Nantwich 10m
Northwich 11m | Chester 14m | Liverpool 37m
Manchester 35m

Location

The site is located along Hall Lane, just a short distance from the village of Eaton and nestled in the heart of Cheshire. The local village of Eaton is picturesque and has a popular primary school. The nearby village of Tarporley has most day-to-day amenities such as grocery shops, renowned pubs and wine bars, doctor's surgery, sports facilities and fashion shops.



Both villages offer respected primary schools, whilst Tarporley also benefits from a popular high school, rated "outstanding" by Ofsted at their last inspection. The renowned schools of Kings and Queens are located in Chester, whilst Ellesmere College, The Grange and Abbey Gate College are within easy reach.

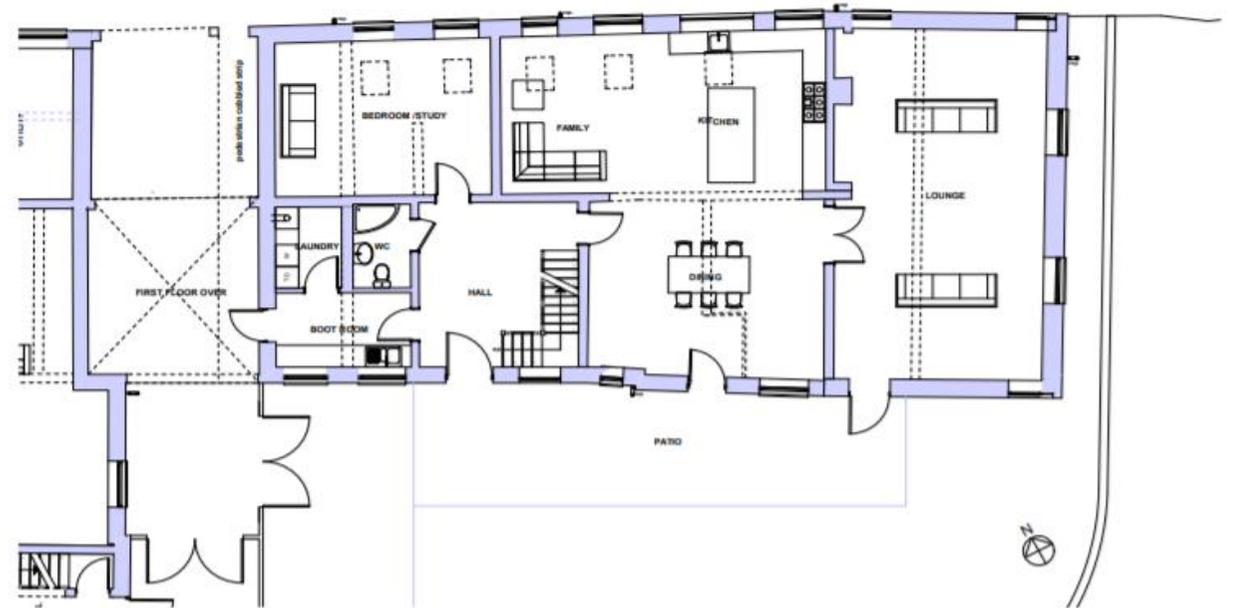
There are excellent communication links, being less than a mile from the A49 linking the M56 to Chester and Manchester. Both the A49 and the nearby A51 allows easy access to Chester, Liverpool and Manchester. The A55 expressway serving North Wales is within 30mins drive and there are local train services linking Chester and Crewe. The latter being a direct station to Manchester, Liverpool and London Euston.

There are several golf courses locally at Tarporley, Carden Park, Waverton, and Aldersey Green; motor racing at Oulton Park; walking along the Sandstone Trail over the Peckforton and Bickerton Hills and in Delamere Forest. The local villages of Tarporley have football, tennis and cricket clubs, whilst there are rugby clubs and gym/spa facilities at Whitchurch and Nantwich.

Description

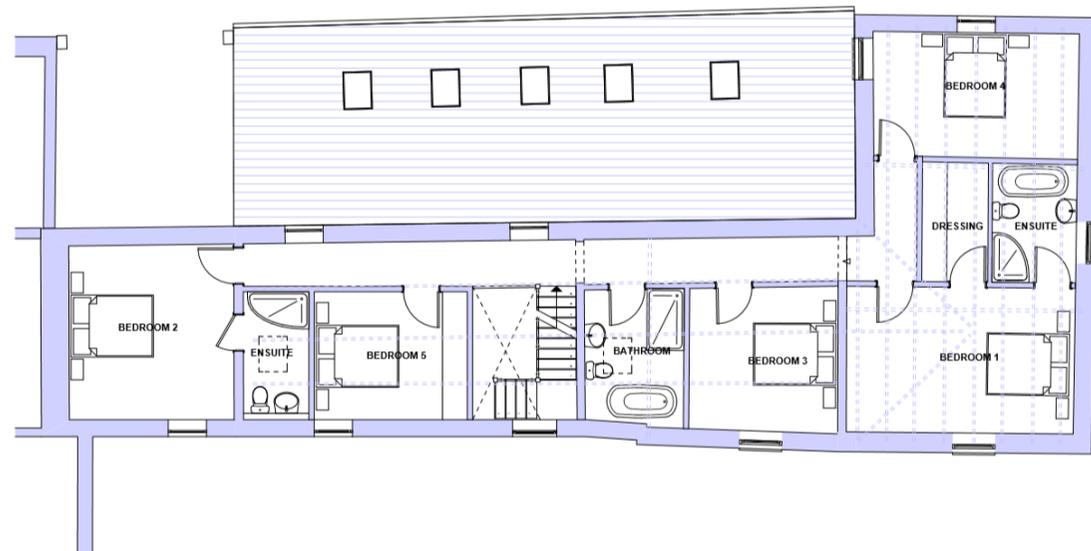
This property offers a unique opportunity for developers or someone wishing to build their dream home. The plot comprises a Cheshire brick building which has planning permission to convert into a 5-bed dwelling.

Planning permission was granted in September 2020 by Cheshire West Council under reference 20/01175/FUL. The permission grants the conversion of the existing barn to a dwelling. The permission is granted in association with the approved plans, which can be seen in full on the Cheshire West website.



Ground Floor as Proposed

1:100



First Floor as Proposed

1:100

The proposed dwelling briefly comprises an entrance hall, large Kitchen/Dining/Family room, Lounge room, study, utility and boot room. There are provisions for 5 bedrooms, two with en-suites and a family bathroom.

This is a rare opportunity to build a fantastic family property in the heart of Cheshire

Land to rent locally if required.

Services

Mains electricity and water are connected.

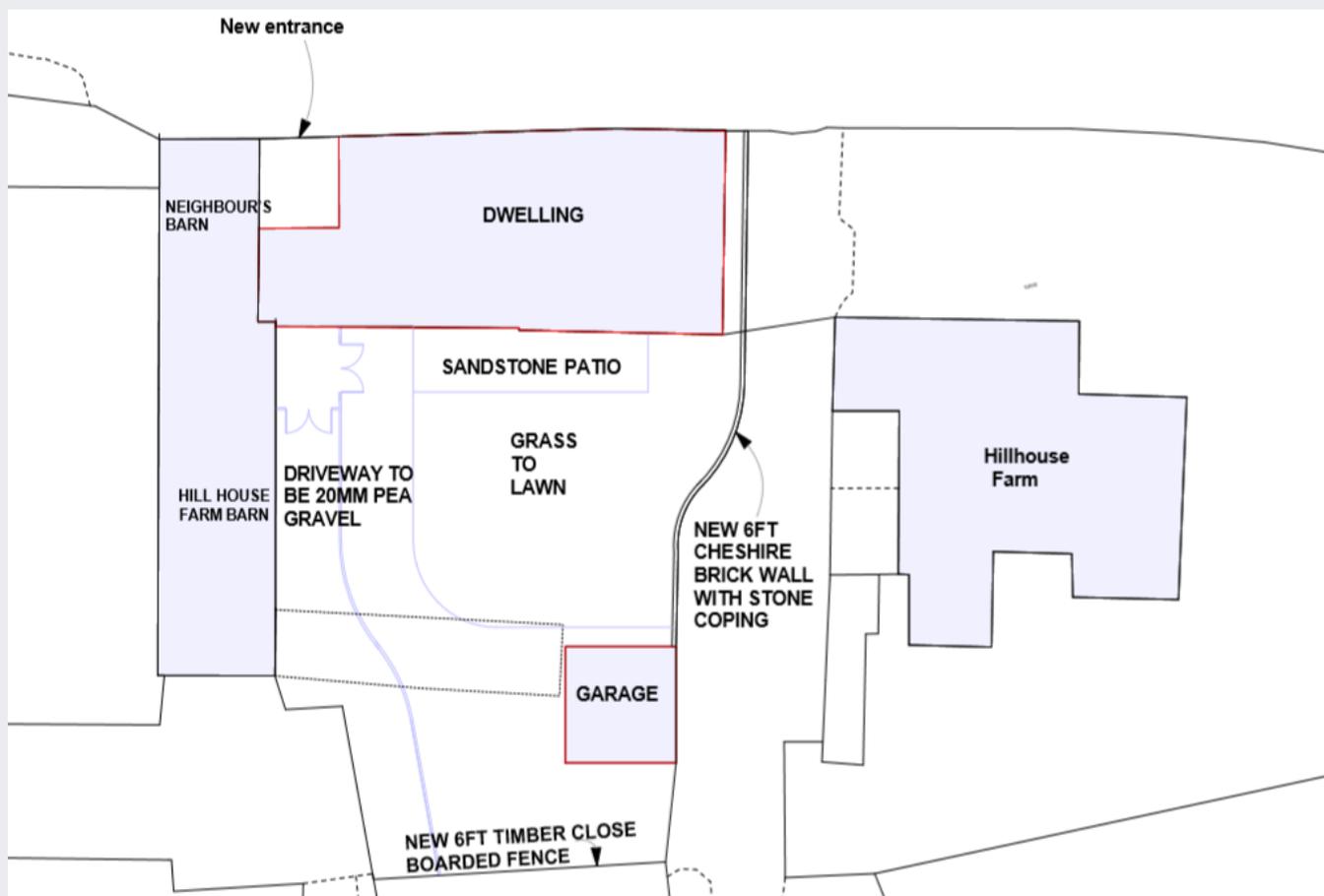
Superfast Broadband available in the area.

Local Authority

Cheshire West and Chester Council.

Viewing

Strictly by appointment with sole agents Jackson Property on 01948 666695 or 01743709249.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequine.com
jackson-property.co.uk

Email
info@jackson-property.co.uk

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