



Wright Marshall
Estate Agents

THE SHIPPON FIR TREE HOUSE, NORLEY ROAD, KINGSLEY
WA6 6LT

OFFERS OVER £125,000



**AN EXCITING DEVELOPMENT OPPORTUNITY - A BARN FOR CONVERSION IN A SOUGHT
AFTER CHESHIRE VILLAGE THAT IS COMPETITIVELY PRICED**

A Unique and unusual development opportunity competitively priced comprising a Shippon with planning consent for conversion to form a new residential unit together with the option to construct a home office

Wright Marshall estate agents have been honoured with the instruction to sell this most interesting and unusual development opportunity. The subject property is The Shippon adjoining Fir Tree House in Kingsley. The current owner has gone through a detailed and thoughtful planning application and has obtained detailed consent under Application No. 15/00242/FUL - Cheshire West and Chester Council. Subsequent amendment to this consent have been made and all documented on the CWAC website.

As the CGI's and plans in these particulars show, the consent if implemented in full will create a unique and most appealing residence. The ground floor layout will have a large open plan arrangement, good sized kitchen, utility room and cloakroom and at first floor level two bedrooms and a shower room.

Externally there is an attractive garden positioned behind the garage offering excellent outdoor space.

Within the plans there is also permission for the conversion of the existing garage into a sunroom/home office. When complete the author is in no doubt that the property would be a unique and most desirable residence within the village ideal for professional couples, those looking to downsize or those who wish to have a smaller second home in Cheshire. For a personal description of the property please contact Jonathan Spencer at Wright Marshall's Tarporley office.

LOCATION

Kingsley is a semi-rural village with amenities including a well attended Parish Church, active Methodist Church and popular village pub. There is also a co-op convenience store and two primary schools. Kingsley is located close to the market town of Frodsham which is well supplied with a wide variety of shops, restaurants, post office, doctors and dentists surgeries. There are first class state and independent schools within easy reach.

Kingsley provides comfortable commuting access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways. Travel to London from nearby Runcorn and Acton Bridge stations is less than two hours away. Frodsham itself has a railway station that runs on the Chester to Manchester Piccadilly Line via Helsby, Frodsham, Runcorn East and Warrington Bank Quay Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the sandstone trail.

VIEWINGS

By appointment with the Agents' Tarporley office.

ROUTE

From Wright Marshall's office in the centre of Tarporley take a

right turn out of the village in the direction of Chester. Proceed until reaching a roundabout at which point take the third exit onto the A49 Warrington Road. Proceed up the A49 and continue until reaching a left hand fork onto the B5152. Proceed along for approximately 1.5 miles before reaching a crossroads. At the crossroads carry straight on. You will now be on Abbey Lane and after a short distance passing individual houses on the right hand side, there is a further crossroads at which point carry straight on. Proceed along passing Delamere Stores on the right hand side and continue passing Delamere Railway Station, also on the left hand side. Now in amongst Delamere Forest continue along passing The Carriers Inn, follow the road around until reaching a T junction which is a staggered junction. Take a right turn in the direction of Norley village and proceed for a very short distance passing the Homestead on the right hand side and the subject property will be found shortly afterwards on the right hand side clearly marked by a Wright Marshall For Sale board.

Alternatively from our office in the centre of Tarporley take a right turn out of the village in the direction of Chester and proceed until reaching a roundabout. At the roundabout take the third exit onto the A49 Warrington. Proceed up the dual carriageway then the road returns to single file. Take a left onto the B5152 (Stable Lane) and proceed until reaching the crossroads. At the crossroads carry straight on. Proceed until reaching a further set of crossroads and again proceed straight on. Pass Delamere Stores on the left hand side and passing Frith Avenue and proceed through the forest and having emerged through the forest into Hatchmere, continue to the crossroads and take a right turn in the direction of Norley passing a Chinese restaurant on the right hand side, proceed along and as the road bends sharply round to the right take a left fork (in other words straight on). Continue until reaching a junction at which point take a left hand turn. After taking the left hand turn you will pass Parish Church and Greenslade Farm on the right hand side then follow the road around proceeding up a hill and continue along and the subject property will be found on the left hand side clearly identified by a Wright Marshall for sale board.

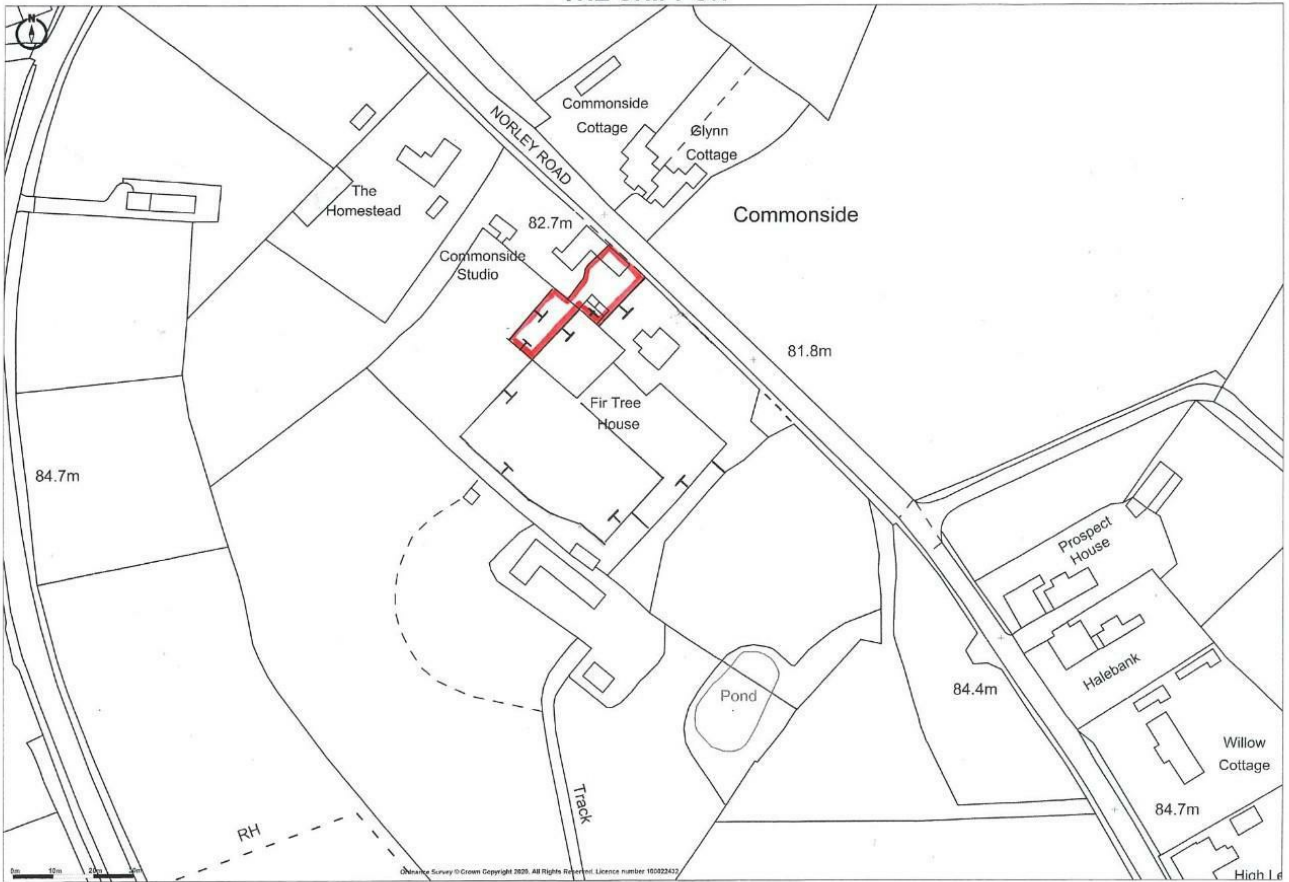
ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.





THE SHIPPON



Promapv2
LANDMARK INFORMATION

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Plotial Scale - 1:1250 Paper Size - A4

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Wright Marshall
Estate Agents



63 High Street
Tarpoley
Cheshire
CW6 0DR

www.wrightmarshall.co.uk
T. 01829 731300

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements