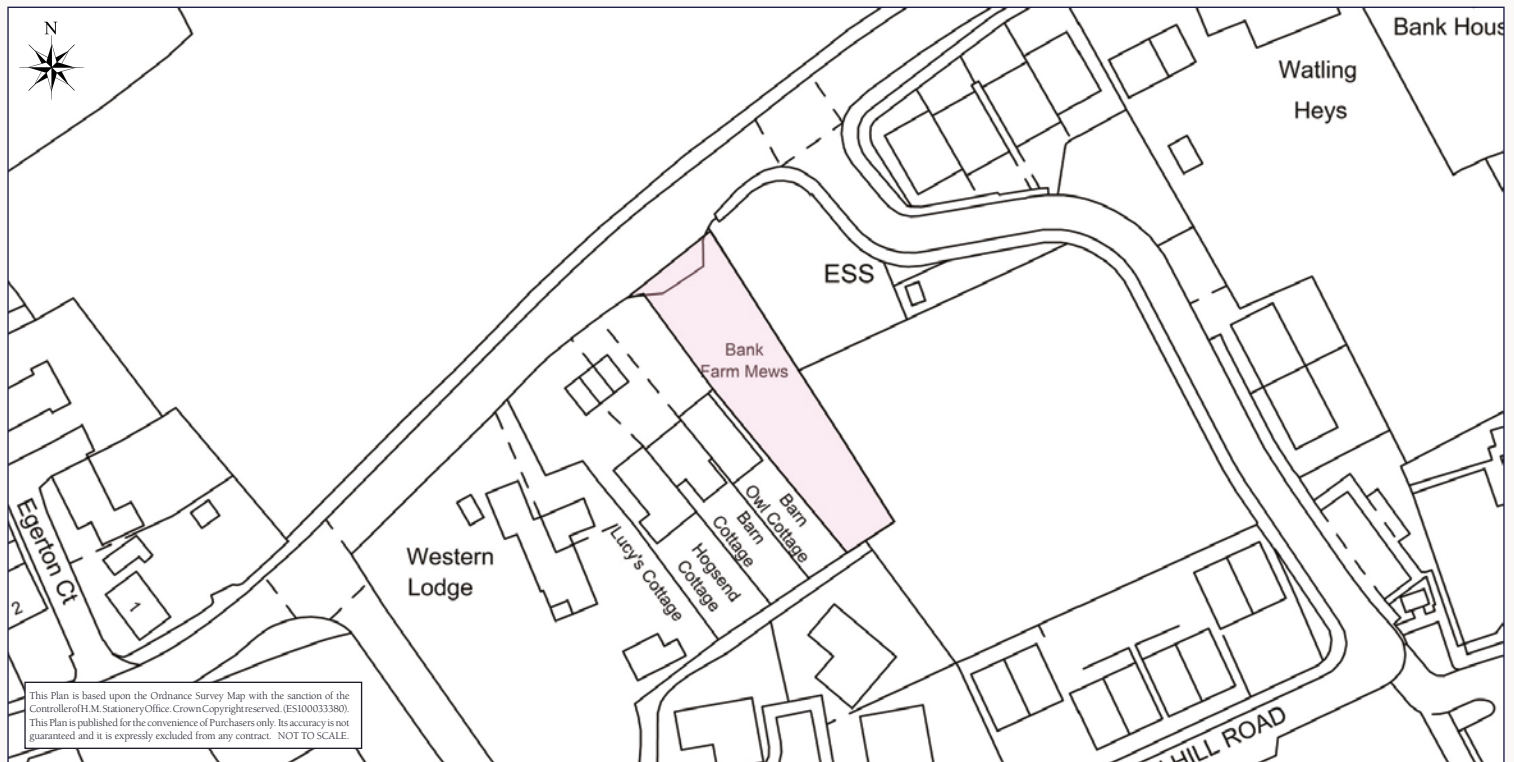




LAND ON CHESTER ROAD
KELSALL, NR TARPORLEY

JACKSON-STOPS 

POTENTIAL BUILDING PLOT - 0.15 ACRES OF LAND ON CHESTER ROAD, KELSALL

OF INTEREST TO DEVELOPERS, INVESTORS & SPECULATORS

DISTANCES

Chester 9 miles
Liverpool 28 miles
Manchester 34 miles
Warrington 18 miles
M53/M56 motorways 10 miles
M6 motorway 15 miles

DESCRIPTION

The plot comprises a rather neglected parcel of ground fronting Chester Road and extending to 0.15 acres. It is accessed from Chester Road via land which forms part of the driveway to the neighbouring properties which have the benefit of a right of way. It is rectangular in shape being 52.37 metres deep and 15.91 metres wide along the frontage to Chester Road, narrowing to 8.56 metres along the rear boundary.

TOWN & COUNTRY PLANNING

The plot appears to be capable of supporting a single dwelling and in March 2022 plans were submitted to Cheshire West & Chester Council seeking consent to erect a detached 4-bedroom house with a gross internal floor area of 2,605 sq ft (242 sq m) together with a single garage. Planning Application No. 22/00834/FUL was refused by Cheshire West & Chester Council on 14 September 2023. A subsequent appeal was dismissed by The Planning Inspectorate on 22 August 2024 and the main issues were that the proposed development was not compatible with the neighbouring terrace of 3 houses and detracted from the character of the village Conservation Area.

LOCATION

The land is situated on the north-west side of Kelsall within the village Conservation Area albeit close to the boundary. It has frontage to Chester Road adjacent to a recent residential development and the new doctor's surgery. The village which is within walking distance is fully serviced catering for everyday needs with both Methodist and Church of England churches, doctor's surgery, chemist, butchers, village store, veterinary practice, pubs and restaurants. The county town of Chester which is 9 miles distant offers a more comprehensive range of services, supermarkets and out of town retail parks. Schooling in the area is well catered for with a primary school in the village and state secondary schools in Tarporley and Christleton. Private schools in the area include the King's & Queen's schools in Chester, Abbeygate College at Saughton and The Grange at Hartford.

On the recreational front there are numerous clubs nearby offering football, rugby, cricket and hockey as well as a thriving tennis and bowls club in the village. There is sailing on the River Dee at Chester and nearby at Manley Mere, golf courses at Oscroft, Delamere and Sandiway and extensive walking on the Sandstone Trail.

COMMUNICATIONS

The area enjoys excellent road links to all areas of commerce throughout the North West. Beyond Chester access is gained to the M53 and M56 motorways connecting to Liverpool and Manchester which are both within daily travelling distance and served by international airports. Travel to London is available from Chester Station via Crewe which provides a sub 2 hour inter-city rail service to Euston or alternatively from the equidistant Hartford Village Station.

PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains services available in Chester Road.

Local Authority: Cheshire West & Chester Council.
Tel: 0300 123 8123

Future Development: The sale contract will not reserve any future development value in favour of the vendor.

Viewings: Strictly by appointment via Jackson-Stops, Chester office -
Tel: 01244 328 361

DIRECTIONS

what3words: ///producing.shatters.saying

From Chester proceed on the A51 signposted Manchester. At the Tarvin roundabout take the A54 ascending the hill and having passed Tarvin continue to the Kelsall by-pass bearing right at the bottom of the hill into the village. After passing the Royal Oak Pub on your left, continue up the hill and the plot will be seen shortly on your right-hand side.

GUIDE PRICE OFFERS IN EXCESS OF £50,000



CHESTER

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Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey, we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com