



THE TRAVELLERS REST
FRODSHAM, CHESHIRE

JACKSON-STOPS 

**THE TRAVELLERS REST, KINGSLEY ROAD,
FRODSHAM, CHESHIRE, WA6 6SL**

AN OPPORTUNITY TO ACQUIRE A FORMER
PUB SET IN CIRCA 1 ACRE WHICH BENEFITS
FROM A PLEASANT RURAL ASPECT WITH
RE-DEVELOPMENT POTENTIAL, BEING
OFFERED IN 3 LOTS



DISTANCES

FRODSHAM CENTRE - 1.5 MILES
TARPORLEY - 10 MILES
WARRINGTON - 12 MILES
CHESTER - 12 MILES
LIVERPOOL - 22 MILES
MANCHESTER - 30 MILES
(DISTANCES APPROXIMATE)

LOT 1 - THE PUB PLOT

- Former Pub - 2500 SQ FT
- Raised Beer Garden
- Terrace & Patio
- 0.28 acre

LOT 2 - THE CAR PARK PLOT

- Parking for circa 20 cars
- Shared Access
- Split Level
- 0.23 acre

LOT 3 - THE TOP ROAD PLOT

- 0.35 acre plot
- Private Access
- Potential Building Plot(s)

**OF INTEREST TO DEVELOPERS,
INVESTORS & SPECULATORS**

DESCRIPTION

LOCATION & COMMUNICATIONS

Travellers Rest is situated on Kinglsey Road, towards the edge of Frodsham town, being elevated and having views across open fields. Frodsham offers a comprehensive range of services which are complimented by the historic county town of Chester some 11 miles distant with a good selection of high street retailers, banks and supermarkets together with out-of-town retail parks at Broughton and Cheshire Oaks. On the recreational front there are plenty of sports clubs locally offering football, cricket, hockey & tennis along with many golf courses nearby and sailing on Manley Mere. The nearby Delamere Forest with outdoor activity centre also offers extensive walking and is ideal for mountain biking & horse riding. For the equestrian enthusiasts there is also Kelsall Hill Equestrian Centre, polo at Little Budworth and a motor racing circuit nearby at Oulton Park.

The area enjoys excellent road links being within daily travelling distance of all areas of commerce throughout the North-West including the Chester Business Park, Wrexham Industrial Estate, Deeside Industrial Park and Daresbury Science Park. The M56 motorway is 3 miles distant allowing for ease of travel to Liverpool and Manchester which are both served by international airports. From nearby Frodsham station there is a regular rail service to Chester & Manchester and for travel to London there is a sub 2-hour inter-city service to Euston from Chester Station via Crewe.

THE PUB PLOT

Travellers Rest is a detached building constructed for the most part of brick with part-rendered elevations under a slate roof, with more recent additions at single storey level to the side and rear. The property has been used as a public house for many years, but of late, has ceased trading and since which time fallen into a state of disrepair. To the rear of the pub is a raised beer garden/patio and to the side of which is a gentle sloping

beer garden, laid to grass. The pub and gardens extend to circa 1/3 acre.

It is conceivable that, subject to the approval of planning permission, that the building could be converted and/or extended to create a series of flats, pair of semi-detached dwellings or a terrace of houses; All of which would benefit from private parking, gardens and views across the adjoining countryside.

THE CAR PARK PLOT

To the right of the property is the car park which is tarmac throughout and has two levels, catering for circa 20 vehicles. The car park on its own extends to roughly 1/3 acre. At present the car park is open to the entrance drive but otherwise there are formal boundaries in place for the other 3 sides of the plot. Similarly to Lot 1, there is development potential with the car park and it is possible that permission may be granted either on its own, or in conjunction with Lot 1, to create a bespoke development of houses with private access, parking, gardens and views.

THE TOP ROAD PLOT

This plot again extends to approximately 1/3 of an acre and is essentially rectangular in shape. The plot is gently sloping down away from Top Road, from which it has an access gate and to both sides is fenced/stockproof but the northern & southern boundaries are more open. Historically, there was a planning application lodged by the previous owners (The Brewery) for the erection of 2 detached dwellings but this was refused. Given the passage of time it is conceivable that the council's stance on this may have altered but contact would need to be made with the local council about such. Assuming such permission was forthcoming there is potential to either create a bespoke detached home with large garden with far reaching views, given its elevated position.

PROPERTY INFORMATION

Address: The Travellers Rest, Kingsley Road, Frodsham, Cheshire, WA6 6SL.

Tenure: Freehold with vacant possession.

Services: All mains' services connected.

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

Town & Country Planning: At present the entirety of the site is designated under Use Class E (Commercial Class).

Access: It should be noted that all 3 Lots will jointly own and maintain the access drive as coloured red on the site plan.

Covenants: It should be noted that the neighbour Four Winds has ladder rights to maintain its northerly boundary. Details of which are held with the Selling Agent.

Future Development Value: There will be a fixed overage provision of £100,000 in the event a planning permission for residential consent is approved for The Pub Plot & The Car Park Plot, but The Top Plot will be free of any such provision. Further details available.

VAT: It should be noted that VAT may be applicable on the purchase of any Lot(s). More information available from the selling agent.

Viewing: By appointment with Jackson-Stops Chester office -
Tel: 01244 328 361





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.

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