



5 HIGH STREET
MALPAS, CHESHIRE

JACKSON-STOPS 

**5 HIGH STREET
MALPAS, CHESHIRE, SY14 8NR**

TOTAL APPROX. GROSS INTERNAL AREA: 2,284 SQ FT / 212.21 SQ M

AN OPPORTUNITY TO ACQUIRE A
SUBSTANTIAL RESIDENTIAL PROPERTY IN
THE CENTRE OF THE VILLAGE WHICH HAS A
COMMERCIAL INCOME STREAM ATTACHED

OF INTEREST TO PRIVATE INVESTORS, SPECULATORS & DEVELOPERS



DISTANCES

WHITCHURCH 6 MILES

WREXHAM 12 MILES

CHESTER 16 MILES

CREWE 18 MILES

LIVERPOOL 34 MILES

MANCHESTER 48 MILES

(DISTANCES APPROXIMATE)

RESIDENTIAL UNIT

GROUND FLOOR

- Hall
- Kitchen
- Sitting Room
- Utility
- Rear Patio

FIRST FLOOR

- Landing
- Bedroom 1 with balcony
- Bedroom 2 with en-suite
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Shower Room

COMMERCIAL UNIT

- Reception/Sales Area
- Store Room
- Wash Room 1
- Wash Room 2
- W.C.

OUTSIDE

- Patio
- Raised Terrace/Balcony
- Lawned Gardens



LOCATION

5 High Street occupies a prime position within the village, being situated on the high street and a short distance from The Cross and attractive St Oswald's Church and surrounded by period houses and properties. The property is within walking distance of all village amenities which includes a selection of shops, Co-op, doctor's surgery, Fire Station café, several pubs including The Lion which has been refurbished and an impressive Church. For more comprehensive services the former market town of Whitchurch and county town of Chester are 8 miles and 16 miles respectively offering supermarkets and out of town retail parks.

Schooling is well provided for with a state primary school in the village and the well-regarded secondary school, Bishop Heber High School, on the edge of Malpas. For those seeking private education there is a good selection locally including Abbeygate College at Saighton, Ellesmere College and the King's & Queen's Schools in Chester. On the recreational front there is a sports club in the village offering football, cricket, tennis, and bowls along with golf courses locally at Carden Park and Hill Valley. For the equestrian enthusiasts there is racing at Chester & Bangor-On-Dee and hunting is with the Wynnstay.

COMMUNICATIONS

5 High Street enjoys excellent road links being approximately 2 miles from the A41 permitting daily travel to all areas of commerce throughout the North West. To the north beyond Chester the A41 connects to the M53 and M56 motorways serving Liverpool and Manchester. To the south the A41 connects with the M54 motorway allowing for ease of access to The Potteries, Telford, Wolverhampton and Birmingham. Liverpool and Manchester International Airports are 37 and 42 miles respectively and travel to London is available via Crewe Station which is 18 miles providing a 1 hr 35 mins service to Euston.

DESCRIPTION & FUTURE USE

At present the property is used solely as an investment property with two separate income streams, residential and commercial. The residential unit has been rented out for the past 15 years with no rent increases and the commercial unit remains rented out to a dry-cleaning company. Specific details can be made available on request, but there is circa £20,000 per annum being generated currently with scope to further improve this global figure and/or take occupation within the residential unit and use the commercial unit as an a separate income stream.

Additionally, there was previously approved planning permission (2006) for the ground floor of the residential unit to be converted into a separate commercial unit and a two-storey rear extension to extend the residential unit, which, subject to re-submission & approval, which would potentially allow for a further increase to the income streams and improvement of the residential floor area. On the other hand, there is the potential to integrate the current commercial unit into the residential unit, to make one standalone dwelling with garaging & large private garden, in the heart of the village – subject to planning.





RESIDENTIAL UNIT

From the high street, steps lead to the front door which opens into the hall, off which the kitchen & sitting room are accessed. The sitting room is to the left which is a well-proportioned room with aspect over the high street, having central fireplace and double doors opening into the kitchen. The kitchen is a long rectangular room with wood boarded floor and has access to outside via double doors. To one end of the kitchen is a space for dining & seating area and at the other end is the working part of the kitchen with fitted wall & base units under worktops, with stainless steel sink unit with drainer, Schott Cleran gas & electric oven, space for fridge/freezer and plumbing for washing machine. The utility has space for shelving, water connection, power & door to outside patio.

At first floor level there are 4 good sized double bedrooms, two with aspect to the front and two with aspect to the rear. Bedroom 1 is to the rear with aspect up the garden and double doors opening onto a timber balcony. Bedroom 2 is to the front with en-suite bathroom, having laminate floor, shower cubicle, low flush w.c., pedestal hand basin and airing cupboard within. Bedrooms 3 & 4 are served by a family bathroom with similar finish to en-suite albeit has a bath with shower attachment instead of a standalone shower cubicle.



Retail Unit



Retail Unit

COMMERCIAL UNIT

The commercial unit is accessed independently from the residential unit and steps lead to the sales area/reception which has central counter. Beyond is a store room with built-in racking, from which an opening extends into the two main wash rooms (formerly garaging) which at present house industrial washing machines & dryers, but in essence there are two large rooms with solid floor & walls, light, power & electric. Within the first wash room is a separate w.c. and basin. At the back of the property is a personnel door to a small rear courtyard.



OUTSIDE

In addition the property itself there is a large garden to the rear. Immediately, off the property is a ground level patio with steep embankment, against which a set of timber stairs lead to a raised balcony which is also accessed off the master bedroom. From the balcony steps lead again to a patio area, beyond which is a large, private, south-west facing lawned garden which is flanked by shrub borders.

5 HIGH STREET

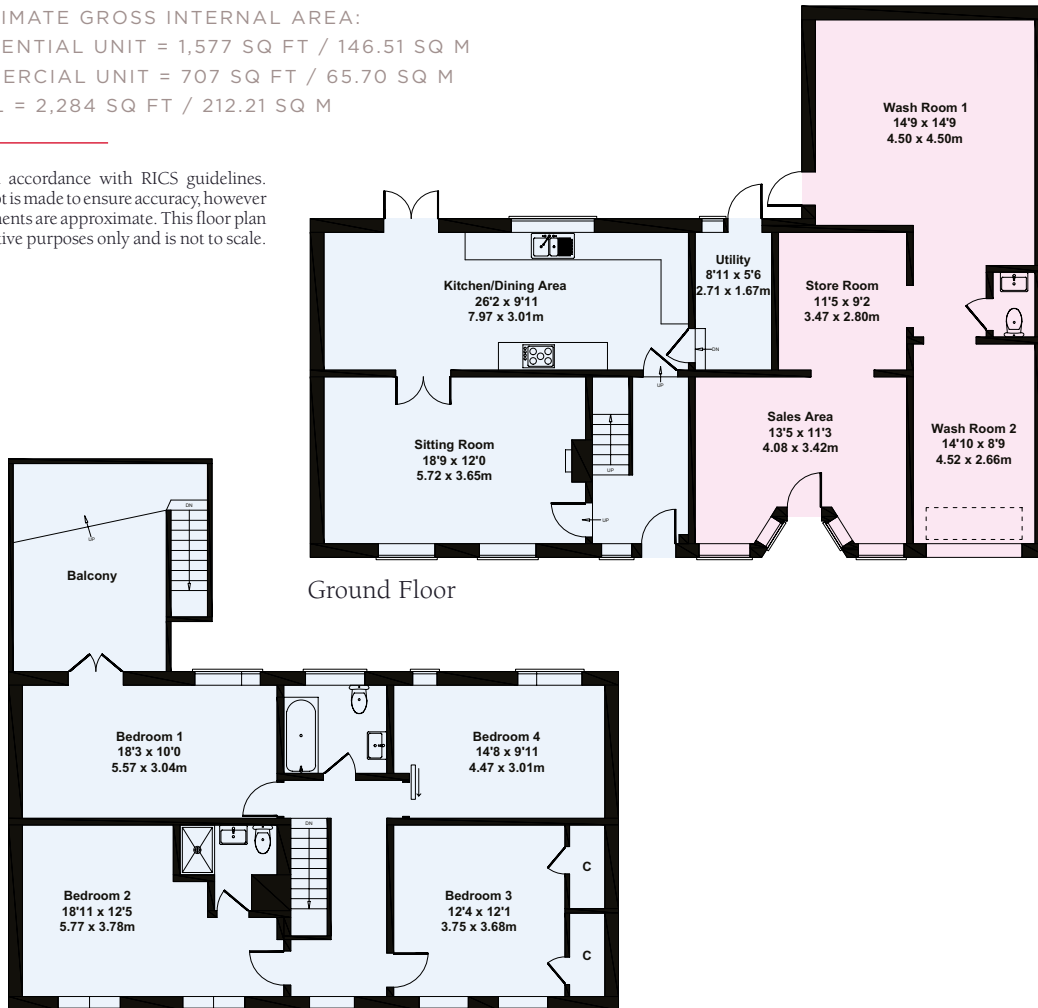
APPROXIMATE GROSS INTERNAL AREA:

RESIDENTIAL UNIT = 1,577 SQ FT / 146.51 SQ M

COMMERCIAL UNIT = 707 SQ FT / 65.70 SQ M

TOTAL = 2,284 SQ FT / 212.21 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

PROPERTY INFORMATION

Address: 5 High Street, Malpas, Cheshire, SY14 8NR.

Tenure: Whilst the property currently has tenants in the commercial unit, the property can be sold freehold with vacant possession.

Services: All mains' services are connected.

Wayleaves, Easements & Rights of Way: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

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

Council Tax:

Retail Unit - Current Rateable Value from 1 April 2026 -
£5,000.00.

Residential Unit - Band E - £3,091.98 payable 2026/27.

Energy Performance Certificate: The Residential Unit has an EPC of D.

Fixtures: Unless specifically mentioned in these particulars all contents fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via the Chester office of Jackson-Stops - T: 01244 328 361

Directions: From Chester travel south on the A41 for approximately 15 miles and at the Hampton Heath roundabout take the third exit, signposted Malpas. Continue along this road, ascended the hill and having passed Bishop Heber High School continue for ½ mile until reaching the High Street. At the junction, turn left down the High Street and after 50 yards the property will be seen on the right-hand side. The property is stepped back from the neighbours with the dry cleaner's & garage being the right hand end.



CHESTER

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