

COSTS

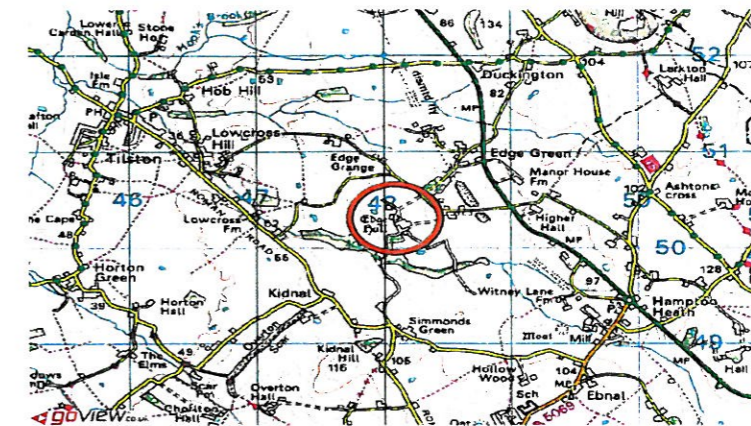
Both parties shall be responsible for their own legal costs.



Wright Manley

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents

THE EDGE HALL ESTATE EDGE NR. MALPAS CHESHIRE



Two excellent commercial development opportunities comprising 2 ranges of attractive traditional agricultural buildings in a rural setting

LOT 1 – GATE HOUSE FARM, EDGE

- 4,750 sq ft (gross internal)
- range of unit sizes
- versatile accommodation
- accessible rural setting Grade II listed.

LOT 2 – DAIRY HOUSE FARM, EDGE

- 2,600 sq ft (gross internal)
- single attractive building
- farmyard setting
- Grade II listed.

**AVAILABLE TO LET
ON TERMS TO BE AGREED
SOLE AGENTS
WRIGHT MANLEY
15 GROSVENOR STREET
CHESTER, CH1 2DD**

MISREPRESENTATION ACT 1967

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Letting particulars of redundant agricultural buildings

**THE EDGE HALL ESTATE
EDGE
NR MALPAS.**

Both ranges of buildings form part of the Edge Hall Estate, a traditional agricultural/residential country estate which occupies a most attractive accessible setting in West Cheshire. The Estate adjoins the A41 which is a principal Trunk Road connecting the Midlands and the North West and lies 1 mile from the attractive town of Malpas which offers a variety of services for day to day requirement whilst the larger commercial centres of Whitchurch, Chester and Wrexham are approximately 6, 11 and 12 miles respectively in distance.

Access to the M53 is within 8 miles which in turn connects to the M56 providing good accessibility to Liverpool, Manchester and the North West. Both Liverpool and Manchester International Airports are within one hour's travelling time.

A comprehensive refurbishment of these existing buildings will provide quality accommodation in an attractive rural setting. The buildings offer a range of sizes for the completed units and are likely to be suitable for a variety of occupiers from office and studio users to craft and other appropriate enterprises.

**LOT 1 – GATE HOUSE FARM,
KIDNAL EDGE, MALPAS,
CHESHIRE, SY14 7DH**

These buildings comprise various adjoining traditional agricultural buildings which provide approximately 4,750 sq ft of accommodation. Attractively constructed in brick of

which parts include an original timber frame and the buildings also include a modern versatile steel portal frame general purpose building, providing further storage opportunities. Access is obtained off the Malpas to Tilston Road.



**LOT 2 – DAIRY HOUSE FARM,
EDGE HALL, EDGE, NR
MALPAS. SY14 8LE**

This building is a most attractive single traditional brick and tile outbuilding, which includes many attractive and original interesting features set within an existing farmstead to the centre of the Estate in close proximity to Edge Hall. Providing approximately 2,600 sq ft of accommodation, the property offers a rare development opportunity within such a pleasant rural setting.



**GENERAL REMARKS &
STIPULATIONS**

LOCAL AUTHORITIES

Cheshire West & Chester Council
County Hall
Chester
CH1 1SF
Tel: 0300-123-8123

Manweb
Manweb House
Chester Business Park
Wrexham Road
Chester
Tel: 0845-2721212

United Utilities
Dawson House
Great Sankey
Warrington WA55 1SE
Tel: 0845-746-2222

SERVICES

The properties will have the benefit of either a metered mains or private water supply, whilst electricity will be installed subject to individual unit metering.

Drainage will be to self contained treatment plants subject to appropriate service charges to be assessed dependent upon users.

RATES

To be assessed upon completion and payable by tenants.

PROPOSED LEASE

The buildings are available for leasing for office or other light commercial or other such similar uses, whereby upon agreement of terms (minimum of 3 year full repairing and insuring lease) the vendors will apply for appropriate consent and undertake conversion works subject to an agreed specification. It is envisaged that Lot 1 (Gate House Farm) will provide a minimum of 2 units, whilst Dairy House Farm will ideally be converted into a single unit though the owners will consider all appropriate proposals.

PLANS

Detailed Site Plans and existing Floor Plans are available upon request from the Agents.

INSPECTION

The Barns may be inspected strictly by appointment through the agents Chester office.