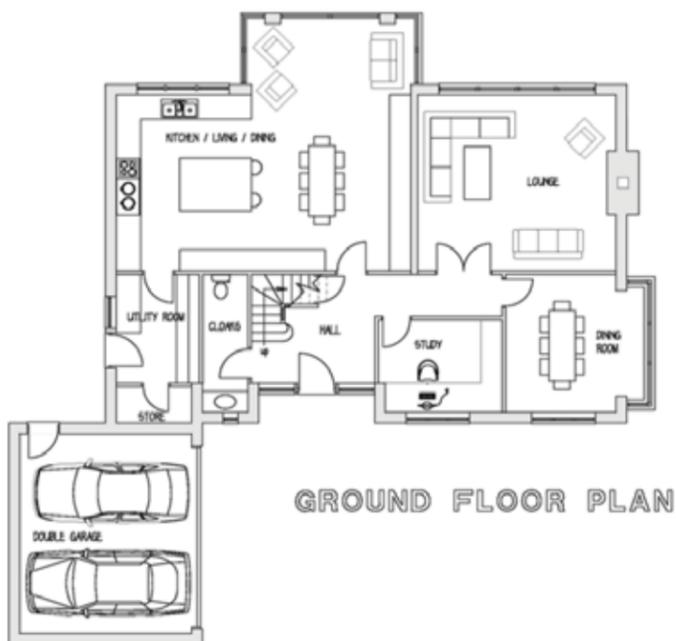


**Floor Plans**  
(Not to scale)



NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;  
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;  
 (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TARPORLEY**

56B High Street, Tarporley  
Cheshire CW6 0AG

**01829 730 021**

tarporley@hinchliffeholmes.co.uk

**NORTHWICH**

28 High Street, Northwich  
Cheshire CW9 5BJ

**01606 330 303**

northwich@hinchliffeholmes.co.uk

# Ashcroft

## Four Lane Ends, Tarporley, Cheshire CW6 9HL

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

*With **OUTLINE PLANNING PERMISSION GRANTED** and set in approximately 6 acres of land and garden, in a most convenient location, a detached bungalow in need of full renovation or re-development. Open views across farmland, stables and menage.*  
**Planning Reference:- 17/01976/OUT**

### LOCATION

The award winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

### DIRECTIONS

From our office proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. At the junction turn left onto Nantwich Road (A51). Proceed for a short distance passing through the Red Fox traffic lights and the property will be found on the left hand side identified by a Hinchliffe Holmes For Sale board.

### IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

### CURRENT ACCOMMODATION

### GROUND FLOOR

Entrance Hall 5.46m (17'11) x 4.62m (15'2)  
 Living/Dining Room 6.07m (19'11) x 4.57m (15')  
 Kitchen 4.47m (14'8) x 2.69m (8'10)  
 Utility Room 2.64m (8'8) x 2.44m (8')

### FIRST FLOOR

Bedroom One 4.37m (14'4) x 3.63m (11'11)  
 Bedroom Two 3.61m (11'10) x 3.18m (10'5)  
 Separate WC 1.88m (6'2) x .79m (2'7)  
 Bathroom 1.8m (5'11) x 1.73m (5'8)

### OUTSIDE

#### Gardens

The gardens that surround the property are mainly laid to lawn with mature hedged and fenced boundaries creating privacy.

The property is approached initially via a small shared driveway that in turn leads to the property's own private driveway providing off road parking and turning space for several vehicles and leads to the Car Port and Garage.

#### Garage 5.21m (17'1) x 2.74m (9')

Up and over door, light and power.

### Land

The gardens give access to the adjoining land that is included within the sale. There is also additional vehicular access to the land from the main road.

The land is currently split into individual paddocks. The vehicular access from the main road leads to an area of hard-standing, stable block and menage.

### PROPOSED ACCOMMODATION

Outline Planning Permission has been GRANTED for the - Demolition of the existing bungalow and erection of new dwelling with attached garage.  
 Planning Reference:- 17/01976/OUT

### GROUND FLOOR

Entrance Hall  
 Separate WC  
 Study  
 Dining Room  
 Lounge  
 Open Plan Family Breakfast Dining Kitchen  
 Utility Room

### FIRST FLOOR

Landing  
 Bedroom One  
 Dressing Room  
 En-suite  
 Bedroom Two  
 Bedroom Three  
 En-suite  
 Bedroom Four  
 Bedroom Five  
 Family Bathroom

### OUTSIDE

Gardens  
 Double Garage

### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

### SERVICES (NOT TESTED)

We believe that mains water, electricity, Oil fired central heating and septic tank drainage are connected.

**LOCAL AUTHORITY**  
 Cheshire West And Chester.

### POSTCODE

CW6 9HL

### POSSESSION

Vacant possession upon completion.

### VIEWING

Viewing strictly by appointment through the Agents.

