



Building Plot at Nomansheath, Nr Malpas

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CHARTERED SURVEYORS

# Building Plot at No Mans Heath

Malpas, Cheshire, SY14 8DY

Connect with us:



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A seldom found opportunity to purchase a building plot within the thriving village of Nomansheath. The plot is sold with the benefit of outline planning permission allowing the buyer the opportunity, subject to planning restrictions, to design and create their perfect family home.

The proposed property will be five bedrooms with a gross external floor area of approximately 2,260 sq ft. and the advantage of a double garage. The plot as a whole totals 0.18 Acres.

The village of No Mans Heath is found not far from the county boundary of Shropshire and Cheshire and is purported to be so named as it straddles four different civil parishes. The village is well served with local amenities including a amply stocked village shop and post office and pub. The nearby village of Malpas offers a variety of shops including butcher, bakery, chemist and small supermarket as well as a primary school and a reputable secondary school. The plot is well placed for access, via the A41, to both the historic market town of Whitchurch and the Roman city of Chester. Whitchurch offers a selection of boutique shops and restaurants as well as supermarkets, private and state schools and medical facilities plus a mainline railway station. Chester offers a wide range of business, social and leisure facilities with convenient access to the motorway network.

## Planning

Outline Planning Permission was granted, subject to conditions, by appeal on 4 November 2016.

Appeal Ref APP/A0665/W/16/3152549

Original Application Ref 16/00530/OUT

The planning allows for construction of two detached properties of which we are instructed to offer for sale the easternmost plot.

## Site Clearance

The buyer will be responsible for all clearance works necessary for development of the site and erection of a stock proof boundary to the western and southern boundaries of the site.

## Tenure

We are advised that the land is sold freehold with vacant possession upon completion.

## Services

No services are connected to the site however we understand that all mains services are available in the area. Connection to these will be at the cost of the buyer.

## Plans, Areas and Schedules

Copies of the relevant plans can be obtained from the local authority planning portal or from the Agents.

## Method of Sale

For Sale by Private Treaty. Offers invited.

## Local Authority

Cheshire West and Chester Council, Nicholas Street, Chester, CH1 2NP



## Directions

From Whitchurch follow the A41 north towards Chester. After approximately five miles turn left into the village of No Mans Heath. At the first mini roundabout take the second exit and at the next take the second exit. Pass The Wheatsheaf Pub and the site will be found 150 m later on the left hand side, indicated by Barbers Rural For Sale board.

## Viewing

By arrangement with the Agents, Barbers Rural, at The Agricultural Centre, Adderley Road, Market Drayton, Shropshire, TF9 3SW. 01630 692500

Viewing is strictly by appointment with the Agents.

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**“Consumer Protection Regulations”** – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

land & property specialists



The Agricultural Centre, Adderley Road, Market Drayton, Shropshire. TF9 3SW

www.barbers-rural.co.uk