

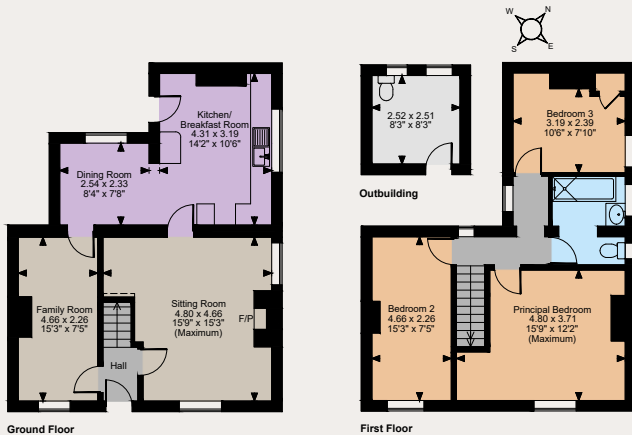


1 Chapel House Cottage, Wervin
Road, Wervin, Chester

For the finer things in property.



Floorplans
House internal area 1,113 sq ft (103 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
© ehous. Unauthorised reproduction prohibited. Drawing ref. d1g8547134/NGS

1 Chapel House Cottage, Wervin Road, Wervin, Chester, CH2 4BP

A 3 bedroom semi-detached property standing in extensive gardens totalling 0.56 acres

Chester 3.8 miles, Liverpool 17 miles, Shrewsbury 48 miles

Entrance hall | Dining room | Sitting room | Kitchen | 3 bedrooms
Landing | Family bathroom | 0.56 acres | EPC rating F

The property

1 Chapel House Cottage is an extended semi-detached property requiring modernisation, whilst also providing the exciting opportunity to further extend and develop (subject to gaining the necessary consent). In its existing layout, the accommodation comprises a kitchen, entrance hall, two reception rooms, two double bedrooms, a good sized single bedroom and a family bathroom.

Outside

The property stands in extensive gardens offering great potential, including a private driveway and useful brick outbuilding. In total the gardens and grounds extend to 0.56 acres.

Chester

Park House, 37 Lower Bridge Street, CH1 1RS

01244 354880

chester@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

Over 45 offices across England and Scotland,
including Prime Central London

Location

1 Chapel House Cottage is located within the rural village of Wervin, close to all the amenities that the city of Chester has to offer. With its historical Chester Rows, charming cathedral and abundance of shops and restaurants, Chester is a popular, vibrant city. Chester Zoo, several golf clubs and established cycling, running and walking routes (some taking in the Shropshire Union Canal) provide a wealth of local leisure activities. There is a good local choice of state and private schools including Acresfield Primary School, Upton Heath C of E Primary School, The Hammond Independent School, Upton-by-Chester High School and The Kings and The Queen's Schools. Wervin is well placed for main road networks (M53 and M56).

Directions

Follow sat nav to CH2 4BP

What3words: micro.hardening.proofread

General

Guide price: £250,000

Method of sale: The property is offered for sale by private treaty.

Tenure: The property is offered for sale freehold with vacant possession on completion.

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Local authority: Cheshire West & Chester Council.

Wayleaves, Easements & Rights of Way: The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

Council tax: Band C

Vendors costs: The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees. Fee due upon sale agreed, and should a sale abort then time incurred will be deducted from this fee with the balance (if any) returned to the buyer.

Sales particulars and plans: The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct but neither the vendor nor their agents shall be held liable for any error, misstatement, fault or defect in the particulars and plans, neither shall such error, misstatement, fault or defect annul the sale.

Reservation of future development rights: The property is sold subject to the reservation of future development rights whereby the vendor reserves the right to 50% of any increased value for a period of 80 years in the event that planning consent is obtained for residential development increasing the number of residential dwellings. Payment is due when either the planning consent is implemented, or the site is sold with the benefit of planning consent.

Town & Country planning act: The property notwithstanding any description within these particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution of Notice which may or may not come to force and also subject to any statutory or bylaw without obligation on the part of the vendor to specify them.

Agents note: We are not able to confirm that the private drainage at this property complies with the relevant regulations.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2023. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



For the finer things in property.

