



DAVID CURRIE & Co.
Real Estate and Asset Consultants

For Sale

**Boundary House
Boundary Lane
Threapwood
Malpas
SY14 7PE**

- **Former 5 Bedroom house with extensive grounds**
 - **Development opportunity (stp)**
 - **+/-5.73 acres**
 - **Freehold**
 - **Various Barns and outbuildings**
- **Available as a single lot or in parcels**
- **Offers invited by 14th May 2021**

All Enquiries: David Currie & Co sole agents
Contact Liam Currie 07798 700233
Liam@davidcurrie.co.uk

0151 662 0172

www.davidcurrie.co.uk

Location

Situated on a private drive off Boundary Lane in the Cheshire village of Threapwood, +/- miles east of Malpas with Whitchurch in easy reach.



Description

A former 5-bedroom residence that has been substantially damaged by fire. In addition to the property there is a large barn with extensive grounds and ponds.

The property is accessed via a shared private drive with Boundary Cottage from Boundary Lane.

Services

The property shares an existing septic tank with Boundary Cottage.

Tenure

We understand that the property is freehold.

Lots

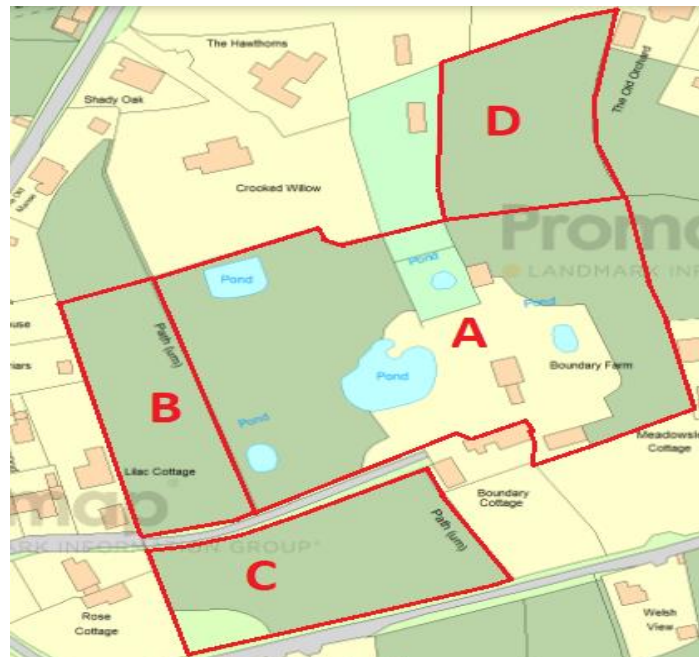
Lot A – Boundary Farm and adjoining land as per plan +/- 3.07 acres

Lot B – Land to the left of Boundary Lane as per plan +/- 0.74 acres

Lot C – Land to the right of Boundary Lane as per plan +/- 1.06 acres.

Lot D – Land to the rear of Boundary Lane as per plan +/- 0.80 acres

**Or can be sold as a whole +/- 5.73 acres



Offices in Liverpool & Manchester

Company Registration Number: 12119411

Legal

A copy of a draft contract is available from Paul Marsh of Hillyer McKeown - pjm@law.uk.com

Offers

We are inviting offers in writing and accompanied with proof of funds by 2pm Friday 14 May 2021

Your offer should be accompanied by the following information:

1. The prospective purchaser's name and full address
2. The amount offered, a precise figure should be stated, not for example "£1 more than the highest bid"
3. Timescales required to exchange and complete the sale.
5. Documentary proof of funds equal to the level of offer submitted
6. Full name and address of the solicitors who would be acting on your behalf

Please be advised that the LPA Receivers are under no obligation to accept the highest (or any other) offer received.

In accordance with standard practice, any future sale would proceed on the basis that no warranties (including but not limited to, clear title or condition of the property) are given or implied.

The purchaser will therefore be expected to rely upon their own investigations into such matters and furthermore personal liability will be excluded.

Viewing

Strictly through the sole agents.

Liam Currie - 07798 700233 - [liam@davidcurrie.co.uk](mailto:liam@ davidcurrie.co.uk)

Photographic Schedule

Photograph 1:



Photograph 2:



Photograph 3:



Photograph 4:

