

## Aston by Budworth

**Aston Park House,  
Budworth Road,  
Nr Northwich,  
Cheshire  
CW9 6LT**

- **Freehold Grade II\* Listed Former Manor House and Rear Annex Building in Desirable Village Location**
- **Occupying a Site extending to Approximately 0.523 Hectares (1.292 Acres)**
- **Gross Internal Area Approximately 500 sq m (5,500 sq ft)**
- **Views over open Cheshire countryside**
- **Possible Potential for Change of Use of Annexe Building to provide Stabling with Residential Accommodation above, together with Further Equestrian Facilities within the Grounds**

## Vacant Possession

**ON THE INSTRUCTIONS OF  
MATTHEW PRYCE ACTING AS  
LPA RECEIVER**



### To View

A final viewing for this property will take place on Saturday 7th November between 11.00 – 11.30 a.m. (Ref: MW).

### Seller's Solicitor

Messrs Field Fisher (Ref: Mr S Evans-Jones).  
Tel: 0161 835 8022.  
Email: [stephen.evans-jones@fieldfisher.com](mailto:stephen.evans-jones@fieldfisher.com)

**VACANT – Freehold House**



### Tenure

Freehold.

### Location

The property is located at the head of a tree-lined driveway leading off Budworth Road on the southern fringe of Great Budworth village. Great Budworth is a small historic dormitory village located approximately 2 miles south-west of Northwich and within one of the most desirable residential areas in the North West, between Knutsford to the east and Chester to the west. Although located in a region comprising mostly of rolling fields/farmland, woods and small villages, the property is located only a short drive from both the M56 and M6 motorways. In addition to the local shopping facilities of both Northwich and Runcorn, the further and more extensive facilities of Chester, Liverpool and Manchester as well as the INTU Trafford Centre are also within reach to the south-west, north-west and north-east respectively. Both Manchester Airport and Liverpool John Lennon Airport are close at hand and rail services can be accessed from any of the surrounding towns.

### Description

The property comprises a Grade II\* listed former manor house. The principal part of the property dates from c.1715 but with older parts both internally and to the rear. The principal part of the building has been constructed in a Jacobean/Georgian style over cellar and three upper floors beneath a pitched roof.

Annexed to the rear is a two storey addition, which has most recently been used to provide garaging and storage accommodation and is also arranged beneath a pitched roof. The property occupies a site extending to approximately 0.523 hectares (1.292 acres) and is accessed via a long cobbled driveway, which leads to an area of courtyard parking and a double garage to the side. The property further benefits from gardens surrounding the property.

### Accommodation

**Cellar** – One Room

**Ground Floor** – Three Reception Rooms, Former Kitchen/Breakfast Room (no fittings), Utility Room, Entrance Hall with Principal Rear Stairs, Secondary Rear Stairs, Rear Cloakroom (no fittings), Rear Boot Room, Garage, Workshop

**First Floor** – Central Hallway with Two Sets of Stairs, Four Bedrooms (Two with En-Suite Rooms (fittings removed)), Former Bathroom/WC (no fittings), Rear Stores (above Garage and Workshop)

**Second/Attic Floor** – Central Landing Area with Two Sets of Stairs and leading to Four Further Bedrooms

We understand from a previous Valuation Report that the property extends (GIA) to approximately 500 sq m (5,500 sq ft).

### Planning

Local Planning Authority: Cheshire West and Chester Council.  
Tel: 0300 123 7027.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.