



Helping *you* move



11 Witney Lane, Edge, SY14 8JJ

A well-presented three-bedroom semi-detached home in the rural area of Edge near Malpas, offered on a 50% shared ownership basis to a buyer with local connections, featuring a spacious lounge, open-plan kitchen/diner with patio doors to a generous garden, driveway parking.

50% Shared Ownership

£90,000

11 Witney Lane, Edge, SY14 8JJ

Overview

- Semi Detached House
- 50% Share Available to Buyers With a Local Connection
- Three Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Diner
- Modern Family Bathroom
- Downstairs WC
- Off Road Parking
- Rear Garden With Patio Area
- EPC D
- Council Tax Band B



An excellent opportunity to take your first step onto the property ladder with this well-presented three-bedroom semi-detached home, available on a 50% shared ownership basis. Located in the peaceful rural area of Edge, just outside Malpas, Cheshire, this property offers a great blend of countryside living with easy access to nearby towns. On entry, you'll find a spacious lounge to the left, ideal for relaxing or entertaining. The hallway provides access to a handy downstairs WC and useful under stairs storage. To the rear, a light-filled open-plan kitchen and dining area features patio doors leading to the garden, creating a perfect flow between indoor and outdoor living. Upstairs, the home offers a comfortable master bedroom with a built-in storage cupboard, two further bedrooms, and a modern family bathroom complete with a bath and shower over. Outside, the property benefits from a private driveway and a generously sized rear garden with a patio area, ideal for outdoor dining. Set in a rural location yet within easy reach of Malpas, Whitchurch, and Chester, this property is ideal for first-time buyers or those seeking an affordable home in the Cheshire countryside.

Location:

The property is situated around four miles from the popular Cheshire village of Malpas, Malpas is a busy village in South West Cheshire, it enjoys the benefits of two schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is around 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 125 years from 4th September 2007 with 107 years remaining. Vacant possession upon completion

RENT

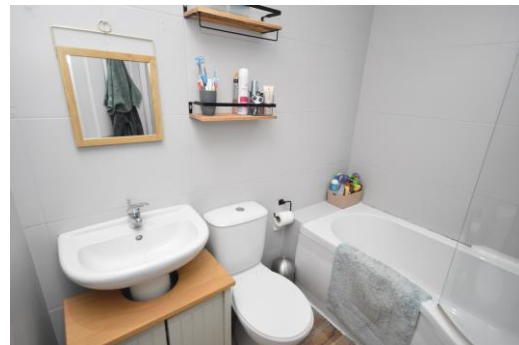
We are advised that for a 50% owned share the rent would currently be £406.06 per month.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch, head on the A41 Whitchurch Road once you have passed No Man's Heath, at the next roundabout take the 2nd exit down Witney Lane. The property can be found shortly after on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

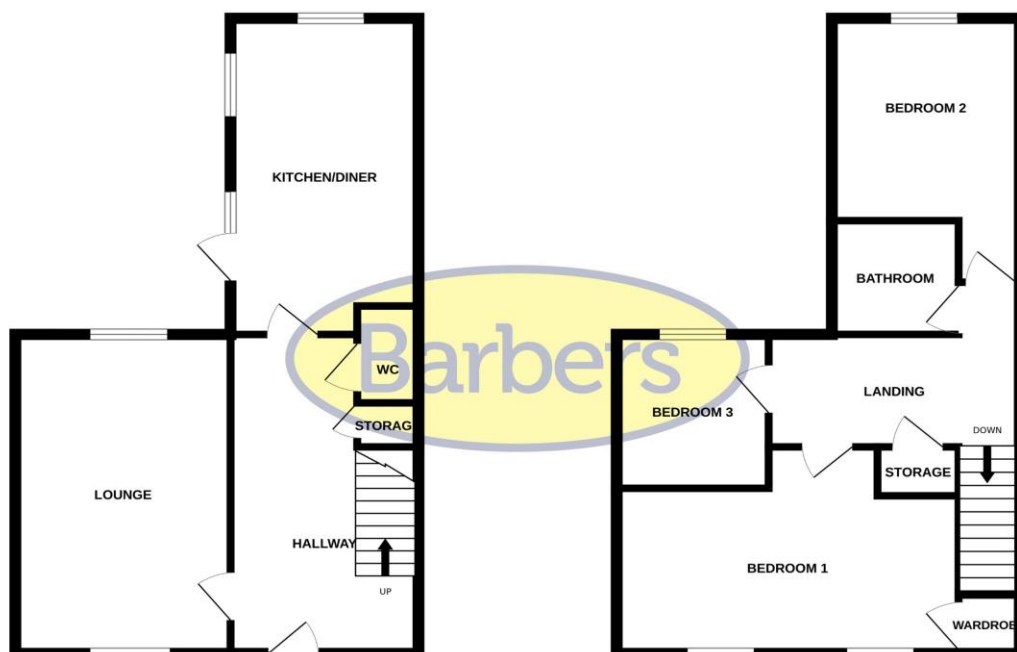
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE

16' 7" x 9' 4" (5.05m x 2.84m)

KITCHEN/DINER

16' 7" x 9' 4" (5.05m x 2.84m)

MASTER BEDROOM

14' x 8' 4" (4.27m x 2.54m)(max)

BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.84m)(max)

BEDROOM THREE

8' 2" x 7' 6" (2.49m x 2.29m)

BATHROOM

6' 6" x 6' (1.98m x 1.83m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.