

NEWRY PARK EAST, CHESTER

AUCTION GUIDE PRICE £300,000

- FOR SALE BY ONLINE AUCTION
- THREE SELF-CONTAINED FLATS
- TWO FLATS CURRENTLY TENANTED
- SIGNIFICANT POTENTIAL FOR REFURBISHMENT AND MODERNISATION
- OPPORTUNITY TO ENHANCE RENTAL INCOME AND OVERALL INVESTMENT

DWELL

NEWRY PARK EAST, CHESTER

4 BED | 3 BATH | 3 RECEPTION

FOR SALE VIA ONLINE AUCTION 16th December 2026 –– AN EXCITING INVESTMENT OPPORTUNITY WITH EXISTING RENTAL INCOME AND SIGNIFICANT DEVELOPMENT POTENTIAL

An excellent opportunity to acquire a substantial property arranged as three self-contained flats, offering an attractive combination of immediate rental income, vacant accommodation and considerable scope for improvement and further development.

Offered for sale via online auction, the property presents an exciting prospect for investors, landlords and developers seeking an investment with significant potential to add value.

Currently, two of the three flats are tenanted, generating a combined rental income of £990 per calendar month (£11,880 per annum), whilst the third flat is vacant, providing an immediate opportunity for refurbishment and potential additional rental income.

The Accommodation

The property is arranged over two floors and comprises three individual flats, each offering its own kitchen, bathroom and living accommodation.

Flat 1 – Currently Let at £440 PCM

Currently occupied and generating an annual rental income of £5,280.

Flat 2 – Currently Let at £550 PCM

Also occupied and generating an annual rental income of £6,600.

Flat 3 – Currently Vacant

The vacant flat presents an excellent opportunity for an incoming purchaser to undertake refurbishment and modernisation, with the potential to introduce an additional rental income stream once completed.

Significant Potential for Improvement

A particularly attractive feature of this property is the considerable potential it offers for refurbishment and development.

The existing accommodation would benefit from a programme of modernisation, presenting an opportunity for purchasers to enhance the overall standard of the flats, improve their rental appeal and potentially increase the property's overall investment value.

In addition, the property benefits from a spacious loft area, offering exciting possibilities for conversion into further accommodation, subject to obtaining the necessary planning permissions, building regulations approval and any other relevant consents.

This additional space could provide an opportunity to maximise the property's potential further, making it an appealing prospect for investors with a longer-term vision.

LEGAL AND AUCTION INFORMATION Legal Pack
The legal pack includes all key property documents. It can be downloaded free of charge via the 'Legal Documents' link or at tcpa.co.uk

Auction Details
This is an unconditional lot. Upon the fall of the hammer, the purchaser must pay a 5% deposit and a 5% + VAT buyer's premium (minimum £5,000 + VAT). Contracts are exchanged immediately, and completion is required within 28 days unless otherwise stated.

Pre-Auction Offers
Pre-auction offers may be considered. The same

















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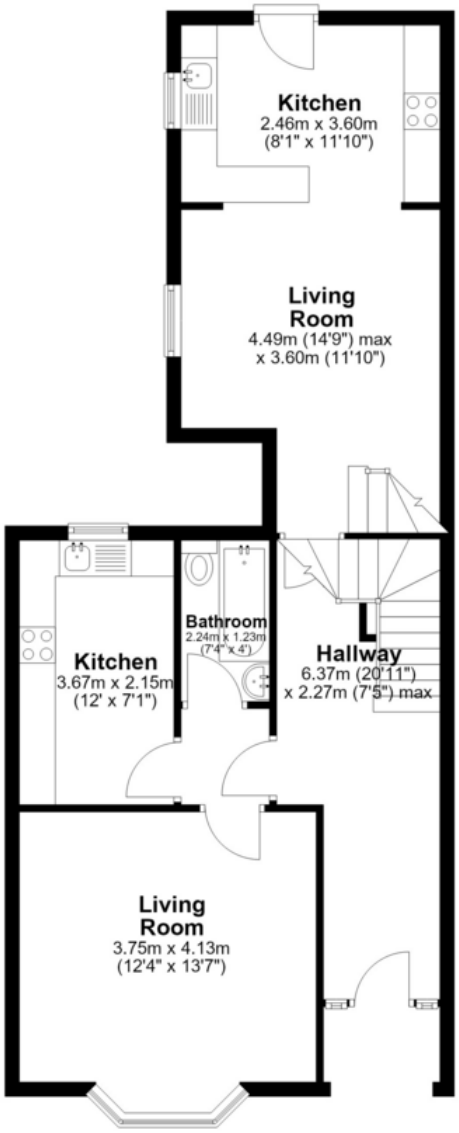
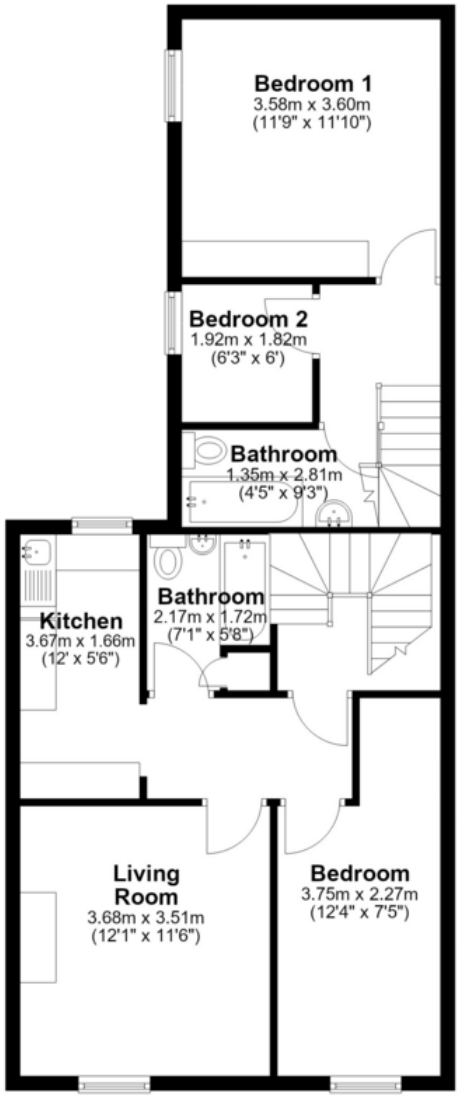
Ground Floor



First Floor



TOTAL FLOOR AREA 1,482 sq ft / 138 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band A

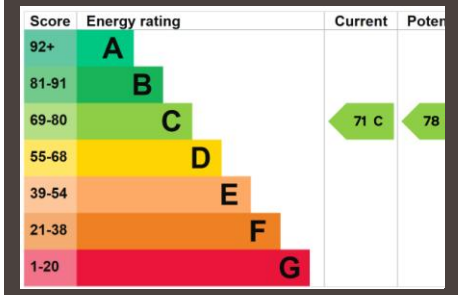
LOCAL AUTHORITY
Cheshire West and Chester Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



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