



An ideal subject for undertaking a scheme of renovation, extension or replacement (subject to planning).

An exciting opportunity to acquire an agricultural/residential holding in a sought after rural yet convenient location with a useful range of outbuildings and land. Total area 22.91 Acres.

FOR SALE AS A WHOLE OR IN 3 LOTS

FOR SALE BY PUBLIC AUCTION (Subject to Conditions and Prior Sale)

On Tuesday 26th June 2018 at The Swan Hotel, Tarporley at 7.00 p.m.

INTRODUCTION

Commonside Farm provides an ideal subject for undertaking a scheme of renovation, extension or replacement (subject to planning).

LOT 1 – GUIDE PRICE £450,000 - £550,000

Comprising the homestead set in 12 acres.

LOT 2 – GUIDE PRICE £8,000 - £12,000 PER ACRE

Agricultural Accommodation land. Extending to 5.38 Acres

LOT 3 - GUIDE PRICE £8,000 - £12,000 PER ACRE

Agricultural Accommodation Land. Extending to 5.53 Acres

Located in the popular rural village of Little Budworth and comprising a detached agricultural/residential holding comprising a three bedroom detached house with whitened elevations beneath a slate and tiled roof with a useful and diverse range of outbuildings adjoining.

There are two further parcels of land accessed off Whitehall Lane and the whole extends to 22.91 acres. The holding will be sold in three lots or as a whole.

LOCATION

Little Budworth is a popular semi-rural village that lies only 10 minutes drive from the centre of the Georgian high street of Tarporley. The village has its own public houses, church and its own picturesque country park ideal for both walkers and horse riders. For the business traveller, a comprehensive road network system linking to the whole of the north west and beyond is readily accessible, whilst Crewe railway station which provides direct services to London is only half an hour away and many other smaller stations can be found within ten minutes of the house. There is also leisure facilities such as car racing at Oulton Park, Golfing at Tarporley, Horse Racing at Chester and Polo and horse riding are within Little Budworth.

It should be noted that both Manchester and Liverpool John Lennon Airports can be found within 40 minutes drive of the house. Tarporley 4 miles, Chester 15 miles, Crewe Station 15 miles, Knutsford 17 miles, Liverpool 31 miles and Manchester 33 miles.

LOT 1 - HOMESTEAD, OUTBUILDINGS AND LAND

BREAKFAST KITCHEN

17' 6" x 7' 7" (5.33m x 2.31m) Comprising a range of base units with cupboards. Worktop surfaces with space beneath and plumbing for washing machine and dishwasher. Stainless steel double drainer sink unit. The Mistral oil fired central heating boiler. Electric cooker point. Single panel radiator. Quarry tiled floor. Door to outside. Pine stripped ceiling.

INNER HALL

With staircase to first floor.

BATHROOM

8' 4" x 6' 11" (2.54m x 2.11m) With white suite comprising panelled bath. Pedestal wash hand basin. Low level W.C. Single panel radiator.

LIVING ROOM

19' 2" x 11' 2" (5.84m x 3.4m) Double panel radiator. UPVC double glazed windows overlooking the garden and farmland.

SITTING ROOM

12' 2" x 12' 3" (3.71m x 3.73m) Former open fireplace now fitted with coal effect gas fire with canopy brick surround. UPVC double glazed window to front. Beamed ceiling. Single panel radiator. Wall light points.

PORCH ENTRANCE

5' 11" x 4' 7" (1.8m x 1.4m) Double glazed entrance door. Windows to either side.

FIRST FLOOR

LANDING

12' 0" x 6' 11" (3.66m x 2.11m) Single panel radiator. Airing cupboard housing insulated hot water cylinder and immersion heater.

BEDROOM 1

12' 0" x 11' 5" (3.66m x 3.48m) Single panel radiator. UPVC windows with views over the farmland.

BEDROOM 2

11' 3" x 8' 6" (3.43m x 2.59m) Single panel radiator. Windows overlooking front.

BEDROOM 3 OFF

10' 2" x 11' 6" (3.1m x 3.51m) UPVC double glazed window overlooking the homestead and land. Single panel radiator.

OUTBUILDINGS ATTACHED TO THE HOUSE

Comprising:-

FORMER DAIRY

9' 6" x 7' 9" (2.9m x 2.36m) Sliding doors. Water tap and some dairy equipment remaining.

MEAL STORE

16' 1" x 6' 5" (4.9m x 1.96m) Mono pitched lean-to roof. Opening door. Inner door providing access to:-

SHIPPON

32' 11" x 19' 7" (10.03m x 5.97m) Central feeding area. Stalls still insitu for approximately 12. Mezzanine floors over part for hay/meal storage. Cold water tap. Further door to rear farmyard.

GARAGE/VEHICLE STORE

17' 8" x 9' 4" (5.38m x 2.84m) Timber and corrugated open fronted.

TWO DUTCH BARN

29' 5" x 14' 3" (8.97m x 4.34m) Of steel stanchion construction with corrugated sheeting and roof.

IMPLEMENT SHED/LOOSE STOCK BUILDING

40' 0" x 30' 7" (12.19m x 9.32m) Of steel stanchion construction. Yorkshire boarding sheeted roof with roof lights.

IMPLEMENT STORE/LOOSE STOCK BUILDING/HAY BARN

30' 0" x 15' 11" (9.14m x 4.85m) Comprising three bays being approximately 30'0" x 15'11" and part with mezzanine floor over

LOOSE STOCK BUILDING

29' 0" x 24' 0" (8.84m x 7.32m) Block and corrugated loose stock building. All attached to concrete yard/silage clamp with block walls.

FURTHER DOMED BUILDING

23' 7" x 15' 10" (7.19m x 4.83m) Of block and corrugated construction. Used as general purpose store.

Located within the fields:-

FORMER PIG PEN/CALF REARING BUILDINGS

Of timber and corrugated construction.

To the left hand side of the house is the:-

IMPLEMENT/LOOSE STOCK BUILDING

31' 6" x 30' 6" (9.6m x 9.3m) Two bay telegraph pole framed and corrugated. Earthen floor. Open to roof apex.

GARAGE/VEHICLE STORE

14' 5" x 10' 4" (4.39m x 3.15m) Timber and corrugated construction. Double opening doors to front.

FRONT DOMESTIC BUILDING

The front domestic building is of breeze block painted elevations beneath a tiled roof comprising:-

UTILITY

14' 7" x 9' 7" (4.44m x 2.92m) Power and light connected.

GARAGE

21' 7" x 12' 0" (6.58m x 3.66m) Double opening doors. Concrete floor. Power and light connected.

THE LAND

LOT 2 - AGRICULTURAL ACCOMMODATION LAND

Edged Blue on plan, accessed off Whitehall Lane and extending to 5.38 acres laid to pasture ideal for grazing and keeping of stock.

LOT 3 - AGRICULTURAL ACCOMMODATION LAND

Edged Green on plan, a further parcel of pasture land extending to 5.53 acres ideal for grazing and keeping of stock accessed of Whitehall Lane. This land also has access to water with a separate water meter.

SERVICES

We understand that mains water and electricity are connected. Private drainage. Oil fired central heating. Propane gas to fireplace. Separate metered water supply to Lot 3.

LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123

Manweb/Scottish Power - Tel : 0845 7 292 292

Defra, Crewe - Tel : 01270 754000

United Utilities - 0845 746 2200

EASEMENTS AND WAYLEAVES

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

SALE OF EQUIPMENT AND CHATTELS

The vendor reserves the right to hold a chattels sale on the bank between exchange and completion.

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

O.S. SHEETS

The sale plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

BASIC PAYMENT SCHEME

Any entitlements available will be transferred to the purchaser(s).

SALE DATE AND VENUE

The auction will be held on Tuesday 26th June 2018 at The Swan Hotel, High Street, Tarporley at 7.00 p.m.

AUCTION VIEWING

Viewings will take place on Wednesday and Saturday between 2.00 and 4.00 p.m. or at other times by appointment with the agents Tarporley office. Viewings will commence on Saturday 19th May 2018.

SALE PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

PRINTED AND ONLINE SALE PARTICULARS

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.wrightmarshall.co.uk and look out for any additional materials available on the day of the auction in order to stay fully informed with the up to date information.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

SALE CONDITIONS AND CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' offices, 63, High Street, Tarporley and at the Solicitors Mr Richard Querelle, Russell & Russell, 9 White Friars, Chester, CH1 1NZ during normal office hours in the 14 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

MONEY LAUNDERING

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

PERSONAL IDENTIFICATION

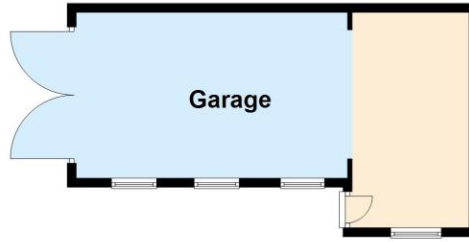
1. Current signed Passport
2. Current full UK/EU Photocard Driving Licence
3. Inland Revenue Tax Notification
4. Firearms Certificate statement

EVIDENCE OF ADDRESS

1. Current Full UK Driving Licence
2. Public Utility Bill within the last three months
3. Local Authority Tax Bill
4. Bank, Building Society or other such organisation's

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an Agent, on behalf of the Buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from the Company itself. No cash deposits will be accepted.

Ground Floor
Approx. 172.4 sq. metres (1855.3 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.4 sq. feet)

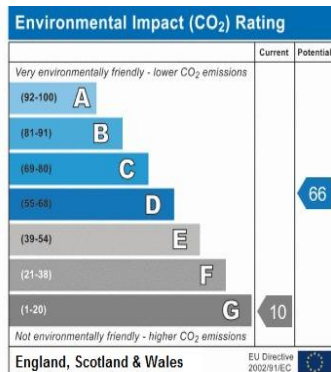
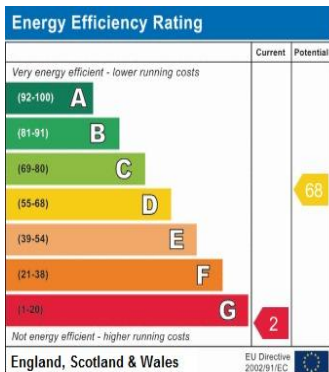
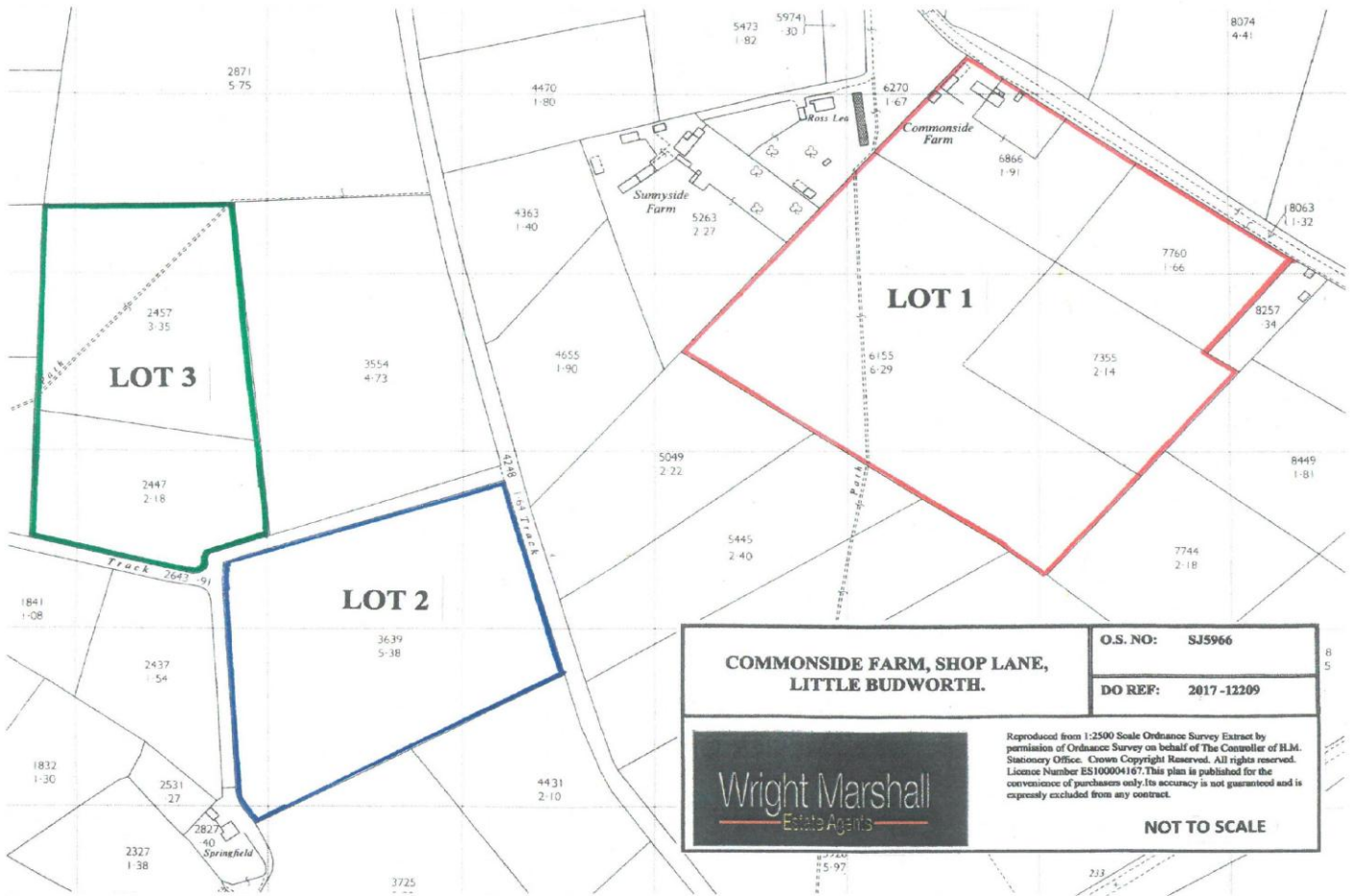


Total area: approx. 214.4 sq. metres (2307.7 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Commonside Farm, Shop Lane, Little Budworth






The UK's number one property website

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements