



**FOR SALE BY PUBLIC AUCTION (Subject to conditions and prior sale)
ON TUESDAY 4 SEPTEMBER 2018 AT THE SWAN HOTEL, TARPORLEY**

- **A rare opportunity to acquire a two bedroom semi-detached cottage in a popular location within walking distance of the centre of Kelsall village**

In need of a scheme of modernisation development, Wright Marshall are excited to offer Dunroanin to the market for sale by public auction. In its current configuration the property is an excellent example of its type with the entrance hall opening up into the living room with front aspect windows and a door leading through to the kitchen to the rear. The kitchen is a good scale considering its period and to the rear of the kitchen is the family bathroom.

At first floor levels there are two bedrooms, each of a good size with views over the garden to be enjoyed to the rear and from the front aspect attractive village scenes can be seen by virtue of the property's slight elevation.

Externally there is parking to the front of the property for one vehicle, whilst to the rear there is a substantial garden with a patio directly flanking the rear of the property and an area of lawn.

It is envisaged that the purchasers may wish to modify and extend the property and in the author's opinion an extension at first floor level to create a bathroom would be beneficial to the value of the property. It is likely to be of interest to owner occupiers and investment landlords or developers alike - a high level of market interest is expected.

LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding.

Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, pharmacist and sandwich shop. More over there is a recently extended and refurbished community hall, two public houses, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning & Price have completed their purchase and complete refurbishment of the pub in the centre of the village now called The Morris Dancer. This outstanding public house/restaurant has already been met with wide acclaim



and is worthy of inspection. In addition there are two further pubs, The Royal Oak and The Farmers Arms and there is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig.

Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, Media City UK and nearby Chester.



With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester – Manchester or Liverpool – London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive – Liverpool John Lennon International Airport and Manchester International Airport.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills – known locally as 'Little Switzerland'. There are many excellent golf clubs within short travelling distance.

ENTRANCE HALL

4' 6" x 3' 2" (1.37m x 0.97m) Stairs rising to first floor. Ceiling mounted light fitting. Door to living. Front aspect UPVC double glazed obscured glass door.

LIVING ROOM

14' 9" x 11' 0" (4.5m x 3.35m) Front aspect UPVC double glazed window. Ceiling mounted light fitting. Two wall mounted light fittings. Fireplace with timber surround and mantle. Door to the kitchen.

KITCHEN

10' 7" x 8' 1" (3.23m x 2.46m) Side aspect UPVC double glazed window. Single stainless steel sink with taps and drainer unit. Wall mounted light fitting. Door to understairs store and a wall mounted electric heater. Side aspect door to the courtyard and sliding door to the bathroom.

BATHROOM

6' 0" x 5' 11" (1.83m x 1.8m) Low level WC and panelled bath with taps and tiled splashback. Pedestal wash hand basin with taps and tiled splashback. Side aspect UPVC double glazed obscured glass window.

FIRST FLOOR

LANDING

3' 2" x 2' 8" (0.97m x 0.81m) Electric storage heater and doors to two bedrooms. Ceiling mounted light fitting.

BEDROOM ONE

14' 2" x 11' 7" (4.32m x 3.53m) Front aspect UPVC double glazed window. Ceiling mounted light fitting.

BEDROOM TWO

9' 10" x 7' 11" (3m x 2.41m) Rear aspect UPVC double glazed window. Ceiling mounted light fitting. Cupboard housing lagged hot water cylinder and slatted shelving.

EXTERNAL

To the front of the property there is parking for one vehicle with an area of lawn and a mature hedge denoting the boundary. To the rear is a larger more enclosed garden predominantly laid to lawn with a patio and boundaries being defined by panelled fencing to the rear and tall trees to the sides.

SERVICES

We understand that mains water, electricity and drainage are connected.

TENURE

We believe the property is freehold tenure.

ROUTE

Leaving the Agents Tarporley office continue along the High Street in the direction of Chester and take a right onto Utkinton Lane. Continue through the village of Utkinton passing the Rose Farm shop on the right hand side and carry on until reaching a T junction. Turn right onto Willington Lane passing the Willington Hall Hotel on the left hand side, continue through the village of Willington passing the right turn to the Boot pub and continue until turning right onto Quarry Lane. Continue the full length of Quarry Lane until reaching its junction with Chester Road. Take a right and immediate second left avoiding turning onto Old Coach Road and taking the next left which is Dingle Lane. Continue up Dingle Lane until the road narrows into a single track, follow this track up where the property can be found on the left hand side clearly marked by a Wright Marshall for sale board.

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 all existing rights of way, whether specified or otherwise.

TOWN AND COUNTRY PLANNING

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. SHEET AREAS

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.

AUCTION VIEWING

Open viewings on Wednesday and Saturday from 2 - 4pm or by appointment with the Agents Tarporley office

SALE DATE AND VENUE

The auction will take place at The Swan Hotel, Tarporley at 7pm on 4 September 2018

SALES 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.

SALES CONDITIONS/CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' offices, 63, High Street, Tarporley and at the Solicitors Russell & Russell, 9 White Friars, Chester, CH1 1NZ (Richard Querelle) Tel: 01244 405700 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.

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.

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.

MONEY LAUNDERING REGULATION

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

EVIDENCE OF ADDRESS

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

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.

Wright Marshall
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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 are 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