



FOR SALE BY PUBLIC AUCTION (Subject to conditions and prior sale)

ON TUESDAY 4 SEPTEMBER 2018

AT THE SWAN HOTEL, TARPORLEY AT 7.00 PM

An exciting opportunity to purchase a three bedroom semi-detached cottage in an excellent location within a substantial plot - in need of a scheme of modernisation and development, enjoying wonderful views to the front and rear

INTRODUCTION

Offered to the market by public auction, Hills View is an attractive period cottage with spacious and well laid out accommodation which requires a full scheme of modernisation and development. The ground floor is split into two well proportioned rooms, the living room to the front which has an attractive sandstone feature fireplace and front aspect windows and the kitchen to the rear which is of an impressive size, given the age of the property. In addition to this the entrance hall also provides access to a large understairs storage area.

At first floor level the master bedroom is position to the rear of the property with excellent views over the rear garden adjoining countryside. The further two bedrooms positioned to the front also enjoy views over countryside and all the bedrooms are serviced by the family bathroom.

Externally parking is available at the side of the property with back to back parking for up to three vehicles with a garden to the front, whilst to the rear there is a larger more enclosed garden predominantly laid to lawn with tall trees and hedges denoting the boundaries as per the land plan on the brochure showing the size of the plot.

LOCATION

Waverton is a popular semi-rural village roughly 5 kilometres from Chester. Of significant attraction is the primary school which is within strolling distance of the village centre. In addition to the school there are a small number of shops including a take away and a hairdressers. The Crocky trail outdoor children's adventure area is close to the village as well as Eaton Golf Course. There are further amenities in the neighbouring village of Christleton including secondary school, dental practice, leisure centre and thriving parish church. There are also numerous golf courses nearby. Chester provides extensive shops, restaurants, pubs, clubs and sports facilities whilst the Georgian High Street of Tarporley is continually rated one of Cheshire's most popular villages. There is excellent commuting access to the M53, M6 and M56 motorway network whilst there is also the A55 leading to North Wales and beyond. Liverpool and Manchester International Airports are only 45 minutes drive.

ENTRANCE HALL

11' 0" x 11' 0" (3.35m x 3.35m) Side aspect timber framed obscured glass panelled door. Double panel radiator. Ceiling mounted light fitting. Exposed ceiling timbers. Doors to living room, kitchen and understairs storage. Stairs rising to first floor.

LIVING ROOM

13' 2" x 12' 3" (4.01m x 3.73m) Front aspect timber framed single glazed bay window. Ceiling mounted light fitting. Exposed ceiling timbers. Fitted shelving. Double panel radiator. Sandstone fireplace with quarry tiled hearth.

KITCHEN

13' 9" x 11' 9" (4.19m x 3.58m) Side and rear aspect UPVC double glazed windows. Ceiling mounted light fitting. Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface. Single stainless steel sink with drainer unit and mixer tap. Central heating boiler.

FIRST FLOOR

LANDING

8' 10" x 8' 3" (2.69m x 2.51m) Ceiling mounted light fitting. Doors to three bedrooms and family bathroom.

BEDROOM ONE

13' 5" x 12' 3" (4.09m x 3.73m) Side and rear aspect UPVC double glazed windows. Ceiling mounted light fitting. Double panel radiator. Vanitory unit with sink.

BEDROOM TWO

11' 4" x 6' 7" (3.45m x 2.01m) Front aspect timber framed window. Ceiling mounted light fitting. Double panel radiator.

BEDROOM THREE

12' 4" x 6' 10" (3.76m x 2.08m) Front aspect timber framed window. Ceiling mounted light fitting. Double panel radiator.

FAMILY BATHROOM

7' 1" x 5' 4" (2.16m x 1.63m) Side aspect UPVC double glazed obscured glass window. Low level WC, pedestal wash hand basin with mixer tap, fully tiled shower enclosure, partially tiled floor, partially tiled walls, double panel radiator and ceiling mounted light fitting.

EXTERNAL

To the front of the property is parking for one vehicle and a garden, whilst to the side and rear are further areas of garden behind the adjoining property and boundaries are defined by mature trees and hedges.

ROUTE

From the Agents Tarporley office continue along the High Street in the direction of Nantwich taking a right hand turn onto Birch Heath Road. Continue on Birch Heath Road until reaching a T Junction turning right in the direction of Huxley. Continue through Huxley passing the primary school on the right hand side and take the left hand turn in the direction of Tattenhall. Continue along this road to the next T junction and turn right onto Long Lane. Continue along Long Lane passing over a bridge for approximately two miles where the property will be found on the left hand side clearly marked by a Wright Marshall for sale board.

SERVICES

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

TENURE

We believe the property is freehold tenure

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 every Wednesday and Saturday from 11am - 1pm or by appointment with the Agents Tarporley office.

SALE DATE AND VENUE

The auction will be held at The Swan Hotel, Tarporley on 4 September 2018 at 7pm.

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 (Tel No. 01244 405700 - Richard Querelle) 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

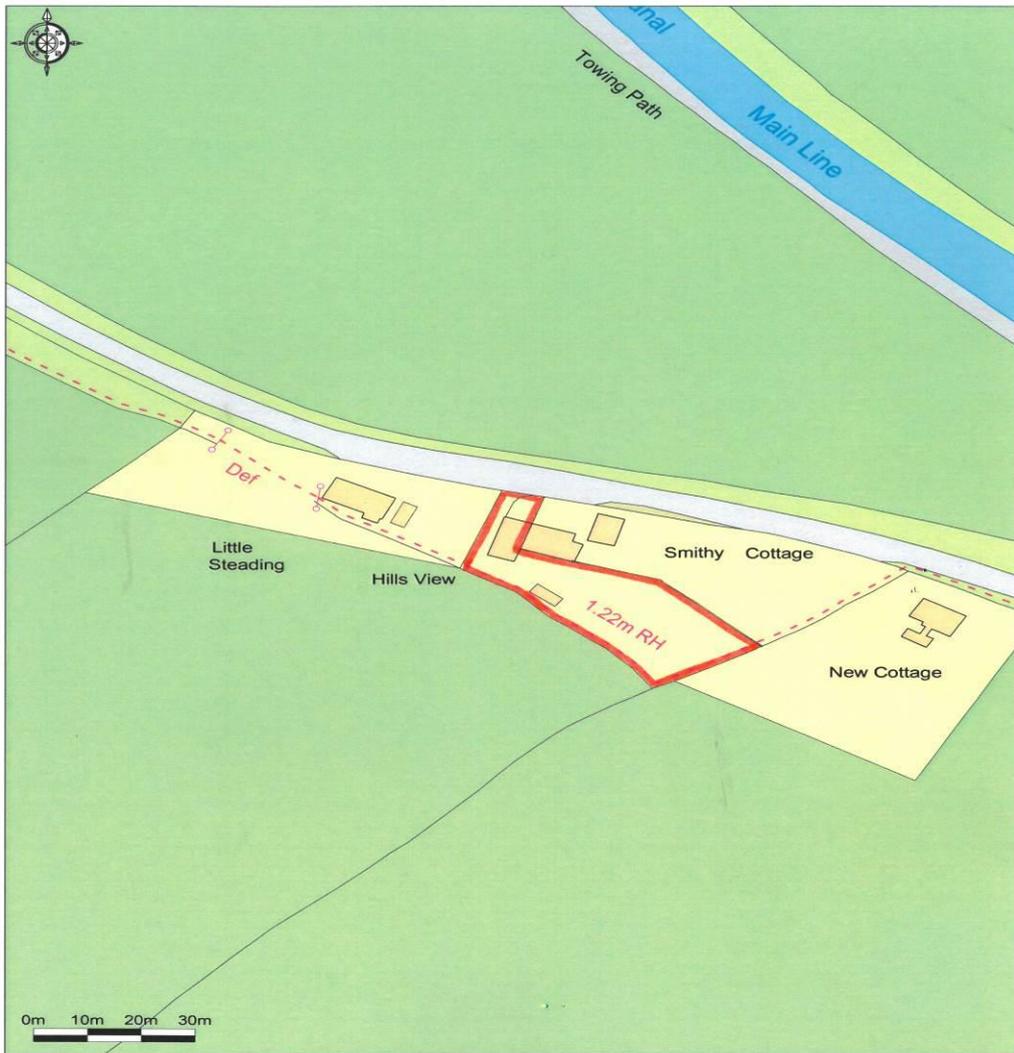
- 1.Current signed Passport
- 2.Current full UK/EU Photocard Driving Licence
- 3.Inland Revenue Tax Notification
- 4.Firearms Certificate

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.





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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 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