



**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 individual parcel of agricultural accommodation land within walking distance of the Main
Street in Frodsham and with frontage to the M56. With obvious scope for equestrian use
TOTAL AREA EXTENDING TO 4.75 ACRES**

INTRODUCTION

Wright Marshall are favoured with the instruction to offer this block of agricultural accommodation land situated less than five minutes walk from the Main Street in Frodsham for sale.

The land benefits from a gated access from Weaver Lane and has extensive frontage to the M56. The land in recent years has been used for grazing horses. Adjoining land shows the potential suitability for growing crops, arable, turf etc..

LOCATION

Frodsham has a wide Main Street where a historic market is held each Thursday. A wide range of shops are available in the town together with a Morrisons supermarket and a number of popular bars, restaurants, coffee shops, a post office, doctors and dentists surgeries. The area is outstanding in terms of educational choice. Within Helsby/Frodsham there is the highly regarded Helsby High School and Overton Primary School that is within strolling distance. There is though a wonderful range of schools and six form colleges within the areas around with Kings, Queens and Abbeygate being in Chester and St Nicholas high school and the Grange junior and seniors being in Hartford. The sheer amount of educational choice is rare and sure to be of significant appeal to those with children.

There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways and travel to London from nearby Runcorn station is less than two hours away. Frodsham itself has a railway station that runs on the Chester to Manchester Piccadilly Line via Helsby, Frodsham, Runcorn East and Warrington Bank Quay

Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the sandstone trail.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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

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

BASIC PAYMENT SCHEME

For the avoidance of doubt no entitlements are included in the sale.

TOWN AND COUNTRY PLANNING ACT

The land, 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.

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 Dominic & Co. 67 Moss Pits Lane, Liverpool L15 6XE, Tel No. 0151 722 5540 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.

SERVICES

Prospective purchasers should make their own enquiries with the respective statutory authorities

VIEWINGS

At any reasonable time with a copy of these details.

ROUTE

From our office in the centre of Tarporley take a right turn out of the village in the direction of Chester and proceed along until reaching a roundabout. At the roundabout take the third exit onto the A49 Warrington and proceed up the dual carriageway before it then narrows into single lane traffic. Proceed for about one mile before branching left onto the B5152. Proceed along this road until reaching a crossroads at which point carry straight on over the A54. Continue for a short distance until reaching another crossroads at which point again carry straight on over the A556 in the direction of Delamere and Frodsham. Proceed through Delamere passing the community centre, community stores and Carriers Inn on the left hand side, caravan park on the right hand side and reach another crossroads. At this crossroads turn left continuing on Delamere road B5152. Continue down the B5152 for about 2.5 miles, passing Lady Hayes Park on your right, Frodsham Methodist Church on your left and on into the centre of Frodsham. At the T-junction with the Bears Paw pub straight in front of you turn right onto the A56. Take the second left just after The Red Lion pub down Ship Street. Follow Ship Street round the bend and Weaver Street will be the third left hand turning identifiable by a Wright Marshall for sale board. You can either park here on Ship Street for if you have a 4x4 turn left down Weaver Lane, over the bridge and turning left to almost double back on yourself. The land will be found at the end of the track over another small bridge right next to the M56 and identifiable by a Wright Marshall for sale board. Please ensure that the gate is closed upon leaving.

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

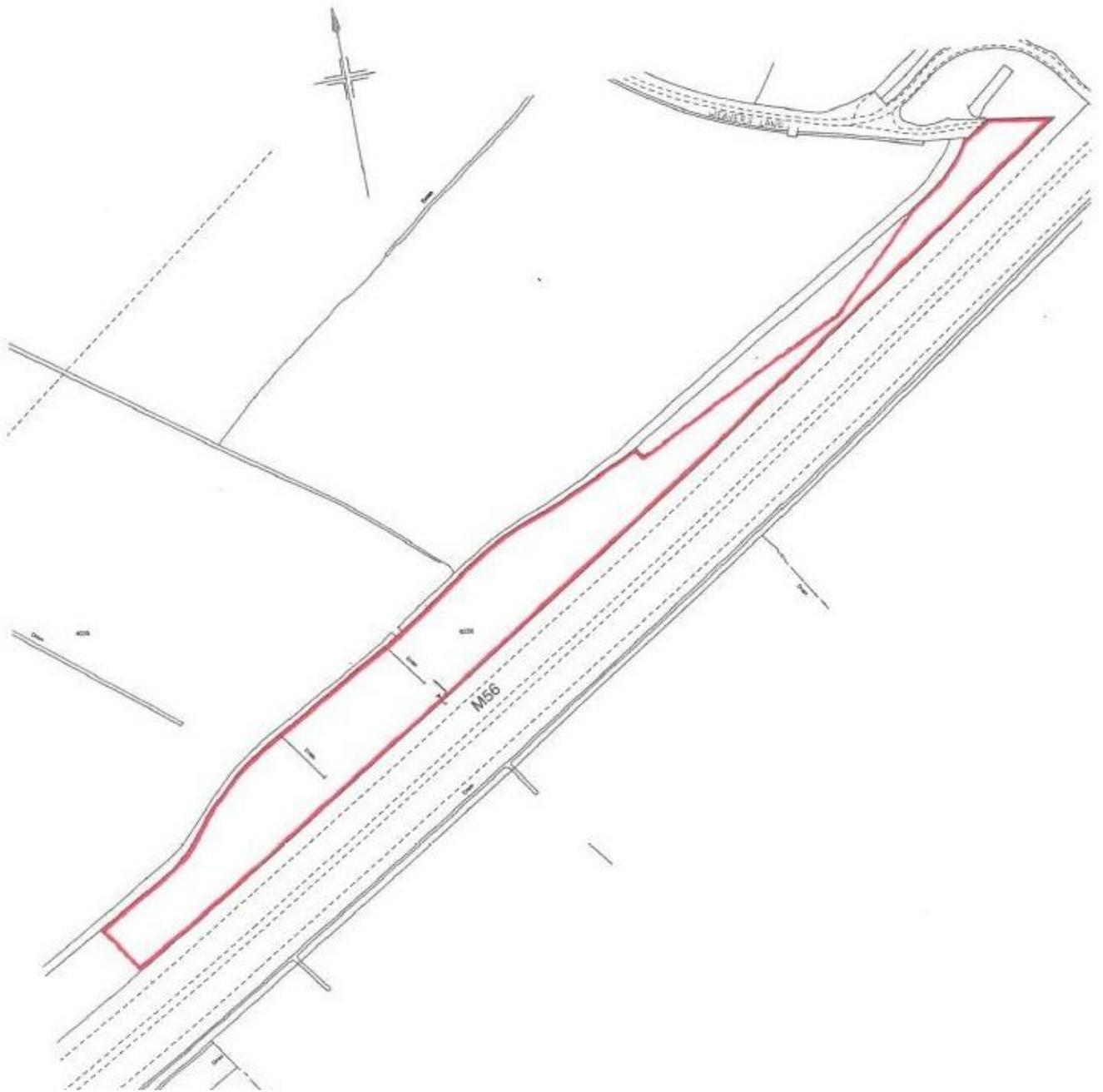
- 1.Current signed Passport
- 2.Current full UK/EU Photocard Driving Licence
- 3.Inland Revenue Tax Notification
- 4.Firearms Certificate

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 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