



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

A single field enclosure previously used as a practice ground for golf course, extending to 6.429 acres (2.602 ha).

With the benefit of extensive road frontage to two sides, occupying a convenient location on the fringe of the popular rural residential area of Frodsham.

On Tuesday 10th September 2019 at The Swan Hotel, Tarporley at 7.00 p.m.

Solicitor : Weightmans, Liverpool

Tel : 0345 0739 900

INTRODUCTION

Wright Marshall are favoured with the instructions to offer this single field enclosure for sale by Informal Tender located on the edge of the popular residential area of Frodsham.

The land was previously utilised as a practice ground for a golf course and has been regularly maintained alongside the course. The field is rectangular in shape with road frontage to two sides and slopes from south to north and is free draining. The field is enclosed by hawthorn hedging and benefits from access point off Simons Lane.

LOCATION

The land is ideally situated south of Frodsham and benefits from ease of access to the national motorway network system, Junction 12 of the M56. Close by are the popular attractions such as Delamere Forest.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is subject to all existing electricity and other easements and rights of way whether specified or otherwise. We understand that the land is crossed by a water supply pipe and a public footpath runs along the western boundary.

RESERVATION OF FUTURE DEVELOPMENT RIGHTS

In respect of the land any permission available or obtainable by the purchaser or his successors in title for any development requiring planning permission then the vendors retain 25% of any increased value over the existing value at that date. This provision will apply for a period of 35 years from the date of completion and will be set out more particularly in the sale contract to which all purchasers are referred.

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. 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.

VIEWING

At any reasonable time with a set of the sale particulars to hand.

TENURE

We understand the tenure of the land to be freehold.

LOCAL AUTHORITIES

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

Manweb/Scottish Power - Tel : 0845 7 292 292

United Utilities - 0845 746 2200



SALE DATE AND VENUE

The auction will be held on Tuesday 10th September 2019 at The Swan Hotel, High Street, Tarporley, Cheshire, CW6 0AG at 7.00 p.m.

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 Weightmans, Liverpool for the attention of Janine Clare 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.

BUYERS PREMIUM

A Buyer administration Fee will be charged on each lot in the sale payable on the evening to the Auctioneers in addition to the 10% deposit on the fall of the hammer. The Fees are listed below:

£1000 plus VAT.

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

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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 Cheshire, CW6 0DR

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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