

For sale by auction

Amenity Land

Great Barrow, Chester



on Wednesday 15th February 2017 at 7.00pm
at The Swan Hotel, High Street,
Tarpoley, Cheshire CW6 0AG

Land at Hollowmoor Heath

Great Barrow, Chester
Cheshire CH3 7LG

Approximate distances

- Tarvin - 1.7 miles
- Chester - 6 miles
- Northwich - 12.6 miles
- Liverpool - 30 miles
- Manchester - 39 miles

An opportunity to purchase approximately 0.167 of an acre of land suitable for a variety of uses subject to planning

Situation

The land is located off Hollowmoor Heath on the edge of Great Barrow, approximately 2 miles from both the A51 Chester to Nantwich Road and the A54 towards Winsford/Northwich. The village of Tarvin, with its many local amenities, is just a five minute drive, and the centre of Chester is approximately 6 miles to the west.

Description

The land comprises a single block of approximately 0.167 of an acre situated off a quiet country road. Access is via an unregistered lane. The vendor's solicitor is currently preparing a Statutory Declaration in this respect. Prospective purchasers are to make their own enquiries in this regard.

The land is suitable for those wanting a quiet retreat, whether it is to keep a small amount of livestock, or as a base to enjoy the local countryside.

Services

It is understood that there is presently no water available to the parcel, although services may be available along Hollowmoor Heath. Prospective purchasers are advised to make their own enquiries of the Local Authority.

Local authority

Cheshire West and Chester Council. T: 0300 123 7027;
E: planning@cheshirewestandchester.gov.uk.

Legal matters

The property is offered freehold and vacant possession will be given upon completion.

Completion is to be within 28 days of the Auction.

Solicitor

Cullimore Dutton, 20 White Friars, Chester CH1 1XS
T: 01244 356789;
E: matthew.poulton@cullimoredutton.co.uk.

Viewings

The land can be viewed at any time during daylight hours, but parties are asked to carry a copy of these particulars with them.

On the auction day

Make sure you arrive at the auction in good time to check with the vendor's solicitor for any changes relating to the lot you are interested in. Upon arrival please register at which time you will be given your personal number for bidding. Also listen out for any announcements about the lot in the auctioneer's opening remarks. Proof of identification will be required.

When the lot is sold

Before the hammer goes down the auctioneer will point to the highest bidder and will state the final amount bid. Once the hammer falls there is a legally binding contract which is subject to the conditions of sale.

Deposit and money laundering

Buyers of lots will be required to pay a 10% deposit on the night of the Auction. Deposits can be paid by debit card, credit card, bankers draft or cheque. Please note that Fisher German LLP have a policy not to accept cash payments for the deposit. Furthermore, as recommended as good practice by the RICS, Fisher German LLP shall require proof of identification from the purchaser in the form of a photographic driver's licence or passport along with a recent utility bill showing the purchaser's name and

home address. Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

Guide price

Any published guide prices are purely an indication of the price that the auctioneers consider that the lot might be sold for. It is the prospective purchaser's responsibility to decide how much to bid for any lot and the published guide prices should not be treated as being a valuation. Please note the guide prices may change. Please check with the auctioneers.

Legal pack/special conditions

The vendor's solicitors have put together a Legal Pack which generally includes the Special Conditions of Sale, Draft Contracts, Pre-Contract Responses, the Land Registry Office Copies/Epitomes of Title, etc. The property will be sold subject to the Legal Pack. We advise prospective Purchasers to inspect these and satisfy themselves on all legal/title issues prior to the auction as they will be required to sign the contract at the auction. The Legal Packs will not be read out at the auction. A purchaser will be deemed to bid in full knowledge of the relevant Legal Pack. They will also be deemed to have read and understood any auctioneer's announcements made at the auction. In the event of any inconsistencies between any statement by

Fisher German LLP and the Legal Pack the latter shall prevail.

Professional advice

Fisher German strongly recommend that bidders consult their own legal and professional advisors prior to bidding.

Proxy/telephone bidding

The auctioneers do not accept telephone bids at this auction. We would strongly recommend that you attend the auction sale. Alternatively, you may instruct a representative to bid on your behalf at the auction but you must ensure that they are provided with authority to bid for you, funds for the deposit and proof of identity both for the purchaser and themselves. If you do not have a representative, we can recommend a local solicitor who may be able to act for you and as a final resort we can sometimes provide a representative from Fisher German to act as agent (Terms and Conditions apply).

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