



**MISREPRESENTATION ACT 1967**

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1. The particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**Wright Manley**

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents

**77 HOCKENHULL LANE  
TARVIN, CHESTER, CH3 8LD**



A charming semi-detached cottage built in 1826 offering tremendous potential for modernisation/improvement and possible extension (subject to planning permission)  
Entrance Hall, Lounge, Kitchen, Bathroom, Separate wc, Three Bedrooms.  
Driveway parking plus useful lockable garden stores.

For Sale by Public Auction  
(Subject to Conditions, Reserve and Prior Sale)  
On Thursday 18th March 2010 - 7PM

Solicitors  
Walker Smith Way  
26-28 Nicholas Street  
Chester  
CH1 2PQ  
Ref: J Thomas

at  
Rowton Hall Hotel  
Rowton  
Chester

Auctioneers  
Wright Manley  
15 Grosvenor Street  
Chester  
CH1 2DD  
Ref: MTE

15 Grosvenor Street, Chester CH1 2DD. Tel: 01244 317833 Fax: 01244 320701

Offices at: Nantwich Tel: (01270) 625410 Tarporley Tel: (01829) 731300 Crewe Tel: (01270) 255396 Whitchurch Tel: (01948) 662281 Beeston Castle (01829) 262132

Built in 1826 with part sandstone and brick elevations beneath a slated roof, the cottage retains some appealing original features and forms the basis of an appealing period home subject to some modernisation/improvement works. At ground floor level there is a good sized lounge with open fire, a kitchen, bathroom and separate wc. There are three bedrooms to the first floor. Potential exists to extend the cottage to the side and there are two useful brick built garden stores offering further potential also. (Extensions and alterations subject to Local Authority approval).

This appealing semi-detached cottage occupies a pleasant position within the highly regarded village of Tarvin. Ever sought after Tarvin village provides day to day amenities along its charming period High Street. The village is well placed within comfortable reach of many other excellent commercial centres including Northwich, Tarporley and the historic city of Chester.

#### OUTSIDE

To the front of the cottage there is a small area of paved garden behind low brick walling. The driveway is accessed through a pillared entrance and provides off road parking for 2/3 vehicles. At the end of the driveway there is a brick built garden store measuring 11'6" x 5'1". Also to the rear of the property is a further lean-to garden store measuring 11'2" x 7'11" with porcelain sink, window to side and door to driveway.

In detail the accommodation comprises:

#### GROUND FLOOR

##### SIDE ENTRANCE HALL

Tiled floor with mat well, original part glazed entrance door, fitted cloaks cupboard with coat hooks.

##### SEPARATE WC

With low level wc and extractor fan. Tiled floor.

##### BATHROOM

Enamel bath, pedestal wash basin, tiled floor and window with obscure glass.

##### LOUNGE

4.70m(15'5") x 3.56m(11'8")

With wall light point, tiled fireplace and hearth with inset open grate. Original sash window to front. Small window to side and turned staircase rising to the first floor with storage cupboard beneath.



##### KITCHEN

3.45m(11'4") x 2.41m(7'11")

With tiled floor, fitted range of eye level cupboards with matching base cupboards and drawers, laminated working surfaces, partly tiled walls, single drainer stainless steel sink, window to side, fitted cupboard housing electricity consumer unit and electricity meter.



##### FIRST FLOOR LANDING

With window to side.

##### BEDROOM ONE

3.56m(11'8") x 3.45m(11'4")

With wall light point, original sash window to front and built in airing and cylinder cupboard housing lagged hot water cylinder.

##### BEDROOM TWO

3.45m(11'4") x 2.41m(7'11")

With window to side and door to:

##### BEDROOM THREE

3.48m(11'5") x 3.28m(10'9")

With window to side.

##### SERVICES

Mains electricity, water and drainage are connected. None of the services have been tested. Wright Manley can therefore provide no guarantee.

##### TENURE

The Tenure is understood to be freehold but this detail has not been confirmed from the Title Deeds. Vacant possession upon completion.

##### VIEWING

The property may be viewed on Saturdays between the hours of 2pm and 4pm or otherwise strictly by appointment through the Auctioneers Wright Manley Chester Office 15 Grosvenor Street Chester CH1 2DD Telephone No: 01244 317833. Fax No: 01244 320701 E Mail: carolyn@wrightmanley.co.uk

##### EASEMENTS, WAYLEAVES, PUBLIC AND PRIVATE RIGHTS OF WAY

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

##### TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

##### SALE DATE AND VENUE

The property will be offered for sale by Public Auction on Thursday 18th March 2010 - 7PM at Rowton Hall Hotel, Rowton, Chester.

##### SALE PARTICULARS AND PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the Auctioneers shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

##### SALE CONDITIONS & CONTRACT

The sale conditions and contract will be available for inspection at the Auctioneers Chester Office, 15 Grosvenor Street, Chester and at the offices of the Solicitors Walker Smith Way 26-28 Nicholas Street, Chester, CH1 2PQ, Ref J Thomas 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.

##### MONEY LAUNDERING REGULATIONS

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.