



MISREPRESENTATION ACT 1967

Messrs Wright Manley for themselves and for the Vendors or lessors of this property, whose agents they are, give notice that:-

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Wright Manley has any authority to make or give any representation or warranty whatever in relation to this property.



Wright Manley

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents

**Little Rhanberfedd Cottage
Mold Road, Caergwrle, LL12 9HA**



An interesting and individual single storey detached cottage with great potential for modernisation/improvement and possible enlargement into an adjoining unconverted outbuilding (subject to planning). The cottage has a driveway access, garden areas, a Single Garage and a sizeable adjoining paddock which would be of particular interest to those who enjoy equestrian pursuits. Porch, Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Rear Porch. Sizeable adjoining unconverted outbuilding. Area in total including paddock 1.173 acres (0.475ha) or thereabouts.

SOLICITORS

Gittins McDonald
Marbel House
Overton Arcade
High Street
Wrexham LL13 8LL
Re: J. Gittins
Tel: 01978-291662

FOR SALE BY PUBLIC AUCTION
(Subject to Conditions & Prior Sale)
ON THURSDAY 18TH MARCH 2010 - 7.00 P.M.

**AT ROWTON HALL HOTEL,
ROWTON,
CHESTER
CH3 6AD**

AUCTIONEERS

Wright Manley
15 Grosvenor Street
Chester
CH1 2DD

Re: M. Egerton
Tel: 01244-317833

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

SALE PARTICULARS OF LITTLE RHANBERFEDD COTTAGE, MOLD ROAD, CAERGWRLE, LL12 9HA

Little Rhanberfedd Cottage is a charming and interesting single storey detached cottage located within a pleasant semi rural area which offers good access to commercial centres including Wrexham, Mold, North Wales and the historic City of Chester.

Believed in part to date back nearly 200 years, the cottage has been altered and extended in more recent times and today offers tremendous potential for further modernisation/improvement and possible enlargement.

Adjoining the Cottage is a sizeable unconverted outbuilding (former Stable and Blacksmiths Workshop). This building provides a generous and useful footprint and, subject to Local Authority approval, would lend itself well to conversion to provide further valuable accommodation. The Cottage currently provides an Entrance Hall, Lounge with open fire, Kitchen, 2 Double Bedrooms, Bathroom and a Porch to both the front and rear. The rear Porch links through to a Single Garage.



OUTSIDE

To the front of the cottage there is an area of garden behind low stone walling. There is a vehicular right of way through a brick pillared entrance which leads to a Single Garage. The T shaped right of way also enables space to reverse.



SINGLE GARAGE

5.38m(17'8") x 2.77m(9'1")

With double timber doors to front, windows to side and rear electric light and power and personal door to internal porch.

To the rear of the Cottage there are 2 areas of lawned garden separated by the internal porch area. These garden areas are laid predominantly to lawn and contain some shrubbery. There is a further range of storage outbuildings. Included in the sale and worthy of particular mention is a sizeable adjoining grass paddock. The paddock has boundaries of hedging, fencing, walling and has an access from a lane running parallel (also included in the sale).

ENTRANCE PORCH

With glazed entrance door, windows on 2 sides and light point. Glazed door to

ENTRANCE HALL

With radiator, coved ceiling and telephone point.

LOUNGE

4.88m(16'0") x 3.63m(11'11")

With radiator, secondary glazed window overlooking rear garden. Tiled fireplace and hearth with inset open grate. Feature ceiling timbers. Television aerial point and useful built in cloaks cupboard. Useful recess behind sliding door with fitted shelving and window with obscure glass. High level electricity meter and electricity consumer unit.

KITCHEN

3.30m(10'10") x 2.97m(9'9")

Fitted range of units comprising of eye level cupboards with matching base cupboards and drawers. Single drainer stainless steel sink, laminated working surfaces, double glazed windows to 2 sides. Connections for electric cooker with extractor hood above. Space and plumbing connections for an automatic washing machine. Semi recessed spot lights. Radiator. Glazed door to

REAR PORCH

With quarry tiled floor. Hardwood entrance doors to both the front and rear. Window overlooking rear garden and personal door to garage. From the Kitchen a door opens to a small inner lobby with window with obscure glass, built in cupboard housing lagged hot water cylinder and cold water storage tank. Door to

BATHROOM

Fitted 3 piece white suite comprising enamel bath with electric shower over and shower screen. Pedestal wash basin and low level WC. Radiator. Partly tiled walls and window with obscure glass.

BEDROOM ONE

3.05m(10'0") x 4.19m(13'9")

With radiator, window to front and fitted range of wardrobes with overhead storage cupboards forming bed recess.

BEDROOM TWO

4.24m(13'11") x 4.32m(14'2")

With radiator and 2 windows to front.

ADJOINING BUILDING OFFERING TREMENDOUS POTENTIAL FOR CONVERSION WHICH WAS FORMERLY USED IN AGRICULTURE AND AS A SMITHY

This building is of timber and brick construction with a slate roof covering. The building measures 22' x 15'1".

Adjoining lean-to former pig sty.

SERVICES

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

TENURE

We are informed freehold with vacant possession upon completion.

VIEWING

The property may be viewed on Saturdays between the hours of 2.00 p.m. and 4.00 p.m. or otherwise strictly by appointment through the Auctioneers Chester Office. Wright Manley Chester Office 15 Grosvenor Street Chester CH1 2DD Telephone No: 01244 317833. Fax No: 01244 320701 E Mail: carolyn@wrightmanley.co.uk

Opening Hours

Mon- Fri 9.00 - 5.30 p.m.

Sat 9.00 - 3.00 p.m.

EASEMENTS, WAYLEAVES, PUBLIC 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 ACT

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 & VENUE

The property will be offered for sale by Public Auction on Thursday 18th March 2010 - 7.00 p.m. at Rowton Hall Hotel, Rowton, Chester.

SALES PARTICULARS & PLANS

The plans and schedule of land are 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, Gittins McDonald, Marble House, Overton Arcade, High Street, Wrexham, LL13 8LL - 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 content.

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 Photo card 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 3 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.

MARKETING APPRAISAL

"Thinking of Selling"? Established in 1861, Wright Manley have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department on 01244 317833, entirely without obligation.

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