



Wright Manley

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents

**MILLSTONE HALL
GRIMSDITCH LANE, LOWER WHITLEY, WA4 4EB**



Located within a highly desirable and accessible rural location - a sizeable building plot with the rare benefit of a small adjoining paddock and full planning consent passed for a 6,400 square foot (gross external) work/live unit. Area - 1.01 acres (0.408 hectares or thereabouts)

Solicitors
Steels Solicitors
1 Victoria Road
Stockton Heath
Warrington
WA4 2AL
Tel: 01925 632676
Ref: M Lockley

For Sale by Public Auction
(subject to conditions, reserve and prior sale)
Thursday 18 March 2010 7PM
at
Rowton Hall Hotel
Rowton
Chester

Auctioneers
Wright Manley
15 Grosvenor Street
Chester
CH1 2DD
Tel 01244 317833
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

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.

A genuinely unique opportunity to acquire a sizeable building plot with the rare benefit of a small adjoining paddock and full planning consent for a work/live unit within a highly desirable and accessible rural location.

The property is well positioned close to delightful open countryside and yet is located within easy reach of many commercial centres including Stockton Heath, Warrington, Manchester, Northwich and Chester. The A49, M56, A556 and M6 are all within comfortable travelling distance by car.

Planning consent was passed in May 2008 by Vale Royal Borough Council for change of use and alterations and extensions to the former Millstone Hall, to form a 6,400 square foot (gross external) work/live unit. Application Number: 07-2508-COU.

A copy of the location plan, site plan, details of the planning permission and conditions plus architects drawings and a square footage breakdown table should accompany these sales particulars. Should any of the aforementioned be missing or prospective purchasers require any further information please contact the Auctioneers Chester Office, 15 Grosvenor Street, Chester CH1 2DD Tel: 01244 317833.

Other useful contacts:-

Vale Royal Borough Council
The Drummer
Winsford
Cheshire
CW7 1AH
TEL: 01606 862862
(quote application number 07-2508-COU)

Helen Leggett
Emery Planning Partnership
4 South Park Court
Hobson Street
Macclesfield
Cheshire
SK11 8BS
TEL: 01625 442781

SERVICES

Mains water and electricity are available close to or onsite. A modern private drainage system is in existence.

TENURE

It is understood that the property is freehold with vacant possession upon completion.

VIEWINGS

The property may be viewed at any reasonable time of day.

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, Steels Solicitors, 1 Victoria Road, Stockton Heath, Warrington, WA4 2AL 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.