

An increasingly rare opportunity to acquire a mixed residential development opportunity in a popular and accessible location in north Cheshire.

**FOR SALE BY INFORMAL TENDER IN 4 LOTS
(OR COMBINATION OF LOTS)**

**TENDER DATE
12.00 NOON FRIDAY 1st DECEMBER 2017**

LOT 1 – A range of traditional brick and slate barns with planning permission for conversion to 2 residential units

LOT 2 – A substantial 5 bedroomed farmhouse requiring modernisation

LOT 3 – A building plot with planning consent for the construction of 2 detached dwellings

LOT 4 – Attractive 4 bedroomed semi detached dwelling requiring modernisation



SELLING AGENTS

Wright Marshall Ltd.
15 Grosvenor Street
Chester CH1 2DD
Tel: 01244-317833
Ref: PDL

Wright Marshall Ltd.
The Bullring
Northwich CW9 5BS
Tel: 01606 41318
Ref: MH

SOLICITORS

Butcher & Barlow Solicitors
66 High Street
Runcorn
WA7 1AW
Tel: 01928-576056
Ref: JW

SITUATION & DESCRIPTION

Windmill Farm is situated to the centre of the small settlement of Preston on the Hill being approximately 5 miles from Frodsham, 6 miles from Warrington and 8 miles from Northwich and within ½ a mile of Junction 11 of the M56 motorway. It is ideally located for access to all the principal centres of the region including Liverpool and Manchester with excellent accessibility on a regional and national basis being within 3 miles of the M6 motorway and with international airports at both Liverpool and Manchester. The farm is situated in a semi rural setting fronting directly onto Windmill Lane with views over open countryside to the rear. The sale of this property is an increasingly rare opportunity to acquire a varied residential development opportunity, providing the ability to convert, renovate or build up to 6 dwellings of various styles and sizes.

LOT 1 – WINDMILL FARM BARNES (shown edged red on Plan)

The barns comprise an attractive L shaped two storey range of traditional rendered brick and slate farm outbuildings, with the benefit of planning consent for conversion to 2 residential units together with garages and gardens extending in total to approximately 0.4 of an acre. The planning consent provides for the following accommodation:-

UNIT 1

Ground Floor

Entrance Hall
Study
Lounge
Kitchen
Dining/Living area
Cloakroom
Utility area
Double Garage

First Floor

Master Bedroom Suite including Dressing Room and En-Suite shower
Two Bedrooms
Bathroom
Storage area over pt. Double Garage.

UNIT 2

Ground Floor

Reception Hall
Study
Cloakroom
Lounge
Kitchen/Dining/Living area
Utility

First Floor

Master Bedroom with En-suite Shower
Two Bedrooms
Bathroom
Double Garage

Planning Consent

Planning consent was granted dated 28th July 2017 by Halton Borough Council Ref: 17/00103/COW for:-
“*proposed change of use of redundant buildings to 2 No. dwellings including partial demolition and external alterations*”.

LOT 2 – WINDMILL FARMHOUSE (shown edged blue on plan)

Lot 2 is situated immediately adjoining Lot 1 and comprises the original farmhouse being of rendered brick construction beneath a slate roof. The property provides extensive well proportioned accommodation. Whilst retaining many attractive original features it requires a comprehensive scheme of refurbishment and modernisation, the completion of which will provide a most impressive family residence. The accommodation briefly includes:-

Ground Floor

Reception Hall
Reception Room – 4.8m x 5.3m
Sitting Rom – 3.9m x 3.3m.
Living Room – 5.6m x 5.4m
Pantry – 1.1m x 3.7m
Inner Hallway
Back Kitchen – 4.0m x 2.3m.
Cloakroom
Kitchen/Breakfast Room – 5.1m x 4.5m
Inner Hallway
Breakfast Room – 3.8m x 3.2m
Rear Hallway

First Floor

Central Landing
Bedroom – 4.1m x 2.9m
Bedroom – 4.8m x 5.4m
Bedroom – 3.4m x 5.4m
Bedroom – 5.3m x 5.1m
Inner Landing
Bedroom – 4.7m x 5.6m
Bathroom – 5.6m x 3.5m

Outside

The property is approached directly off Windmill Lane and has a shared access with Lot 1 (see Paragraph on access). To the rear of the farm are established gardens currently overgrown which extend to 0.23 acres or thereabouts.



**LOT 3 – BUILDING PLOTS WINDMILL FARM
(shown green on plan)**

Situated immediately to the south of Lot 2 is a former garden/orchard to Windmill Farmhouse extending to 0.42 acres or thereabouts, with the benefit of a planning consent for the erection of 2 x two storey detached dwellings.

Each dwelling is circa 160 sq metres and provide the following accommodation:-

Ground Floor

Reception Hall
Cloakroom
Living Room
Kitchen/Breakfast Room
Utility
Dining Room
Lounge

Outside

Gardens to front and rear, parking for a minimum of 2 vehicles.

Planning Consent

Planning consent was granted by Halton Borough Council dated 17th October 2016 Application No: 16/00207/OUT for “*outline application (with appearance, landscaping, layout and scale reserved) for the erection of 2 No. dwellings*”.



LOT 4 – WINDMILL FARM COTTAGE (as shown edged yellow)

Windmill Farm Cottage comprises a most attractive and deceptively spacious semi detached cottage property with large gardens extending to 0.19 acres. The well proportioned accommodation requires a scheme of modernisation and refurbishment.

The accommodation includes:

Ground Floor

Kitchen 3.1m x 2.8m
Dining Area – 2.8m x 2.5m
Living Room – 5.2m x 3.1m

Access to integral Single Garage with Cloak Room,
Store and utility area
Inner Hallway with stairs to

First Floor

Bedroom - 4.5m x 3.4m
Bedroom – 3.1m x 2m
Bedroom – 2.9m x 3.1m
Bedroom – 2.3m x 2.6m
Bathroom – 2.6m x 3.6m

Outside

Vehicular access directly off road to front. Large gardens to side and rear.

GENERAL REMARKS & STIPULATIONS

Tenure

All Lots are sold freehold with vacant possession upon completion.

LOCAL AUTHORITIES

Halton Borough Council
Municipal Buildings
Kingsway
Widnes
WA8 7QT
Tel: 0303 333 4300

Scottish Power
Customer Services
P.O. Box 276
Warrington
Cheshire
WA4 6FJ
Tel: 0845-272212

United Utilities
Dawson House
Great Sankey
Warrington
WA55 1SE
Tel: 0845-746-2222

Viewing

Lots 1 and 3 can be viewed at any time during daylight hours with a set of these particulars to hand. Lots 2 and 4 may be inspected on Saturdays between the hours of 10.00 a.m. and 12.00 p.m or otherwise by appointment through the selling agents Chester or Northwich offices.

Planning Consents

The planning consents for Lots 1 and 3 can be inspected on the planning portal web-site of Halton Borough Council under the references as quoted. Alternatively a PDF copy of the approved application including consent and plans can be obtained from the selling agents or a hard copy can be obtained subject to payment of a printing charge of £10.00 per set.

Ground Investigation Report

A Ground Investigation Report in respect of Lot 3 has been prepared in accordance with planning conditions and is available as part of the planning documents for Lot 3. (A similar Report for Lot 1 has been commissioned)

Fencing

The purchaser of Lot 1 shall be responsible for the erection and maintenance of a boundary fence/hedge to a specification to be agreed between the boundary adjoining Lot 2.

The purchaser of Lot 3 shall be responsible for the erection and maintenance of a boundary fence/hedge to the northern boundary (adjoining Lot 2) and to the southern boundary adjoining Lot 4.

Access

The existing access to Lots 1 and 2 is to be altered in accordance with the planning consent and a shared access to be provided to serve the units of Lots 1 and the farmhouse of Lot 2. Appropriate rights of access shall be granted to the purchaser of Lot 2 over the accessway in Lot 1.

Services

It is understood that appropriate mains water and electricity services are available. Prospective purchasers should make their own enquiries as regards the cost and feasibility of connection.

Costs

The purchasers will be liable to reimburse the vendors upon completion, the cost of the Ground Investigation Reports for Lots 1 and 2 and any other Searches provided by the vendor.

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 Particulars and Plans

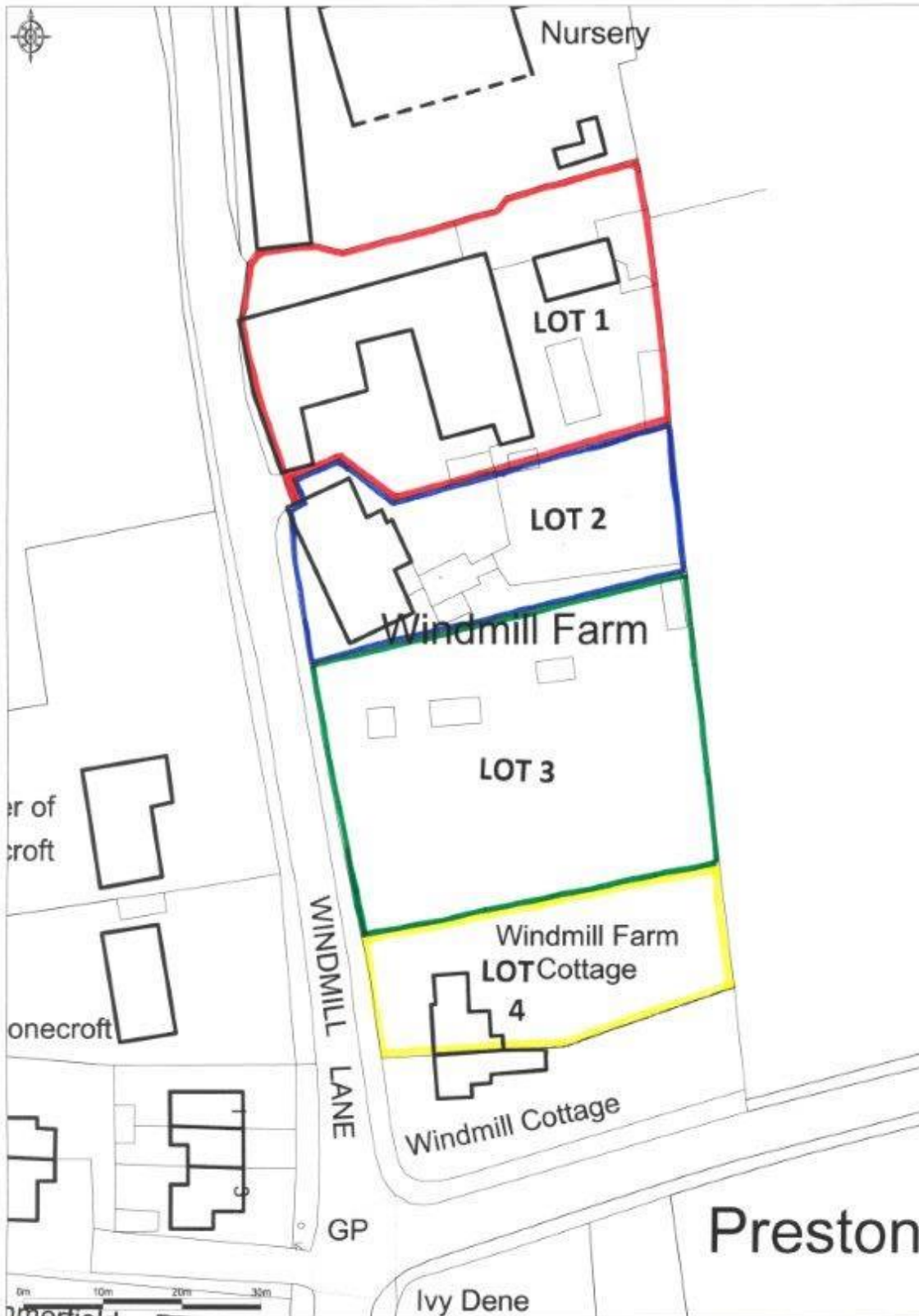
The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the Auctioneers shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement,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

Method of Sale

Windmill Farm is for sale by informal tender in up to 4 Lots. Purchasers have the ability of submitting a tender for individual lots or the whole, or a combination of Lots. All offers should be submitted on the tender form to be received by 12.00 noon on Friday 1st December 2017.

The vendor reserves the right not to accept the highest or any tender.

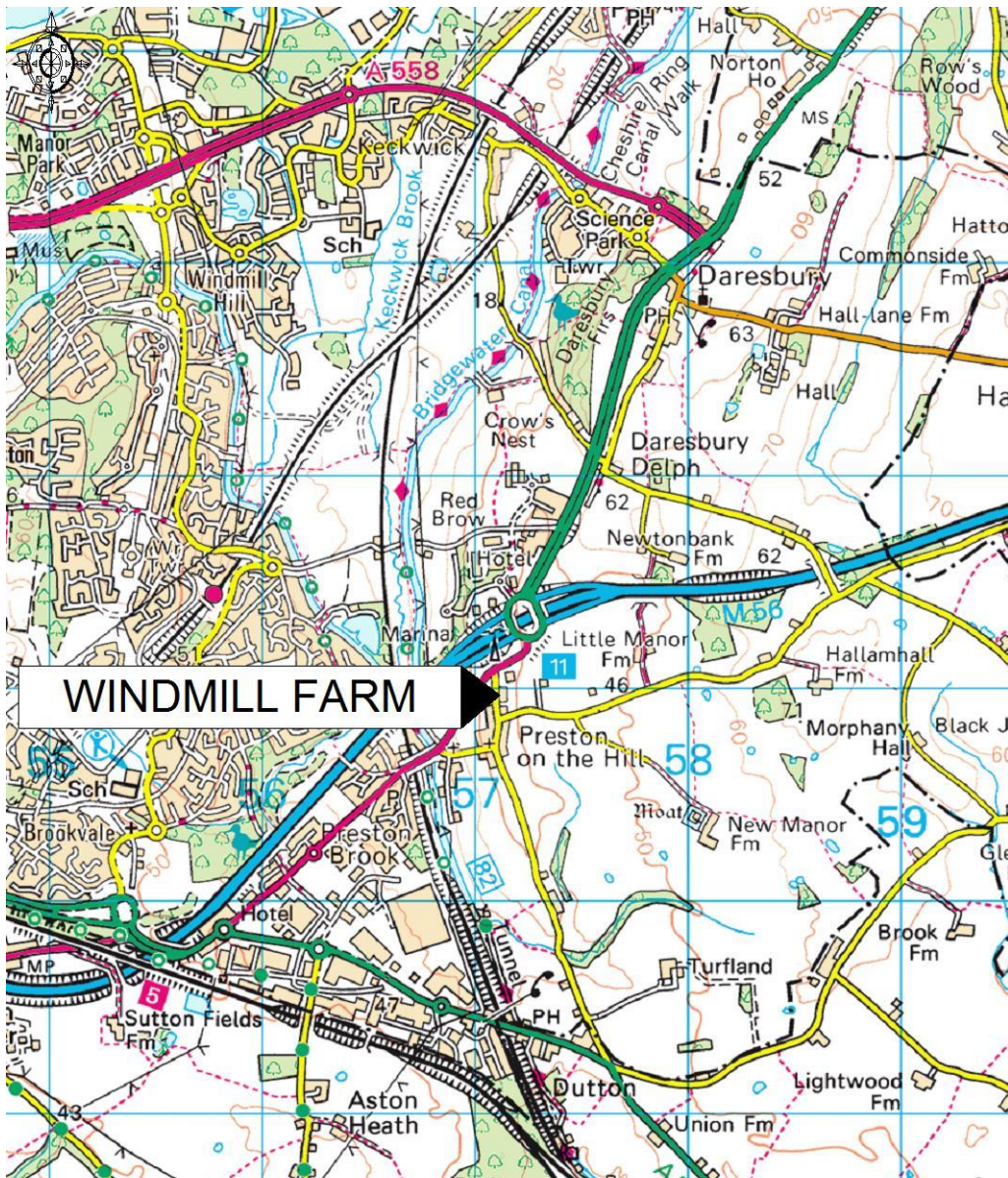
WINDMILL FARM, WINDMILL LANE, PRESTON ON THE HILL



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2017 12090

Wright Marshall
Estate Agents



PLEASE NOTE:

Wright Marshall for themselves and for the vendors of this property whose Agents they are give notice that: 1. These particulars do not constitute any part of any offer or contract. 2. Subjective comments in these Sale Particulars reflect the opinion of the selling Agents at the time the Sales Particulars were prepared. 3 All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. 4. The vendor does not make or give, nor Wright Marshall or any people in their employment have any authority, to make or give any representations of warranty whatsoever in relation to this property. 5. Before placing any reliance whatsoever upon any oral representations or warranty affecting or concerning the property or any part thereof by whomsoever given, all intending purchasers should obtain written confirmation thereof from Wright Marshall. 6 The agents have not checked the legal documents to verify the freehold status of the property. Prospective buyers are advised to obtain verification of this from their solicitors or surveyors. 7. Those intending to view the property have a duty to in all cases take care for their own safety and they inspect entirely at their own risk. Neither the vendor nor their Agents accept any responsibility for loss or injury.



M100 Ravensworth 01670 713330

15 Grosvenor Street
Chester
CH1 2DD

www.wrightmarshall.co.uk
chester@wrightmarshall.co.uk
01244 317833

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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