



Comprising the site of the historic Horsley Hall and extensive formal gardens extending in total to 23 acres or thereabouts which includes the ruined remains of the Hall and the overgrown gardens which feature a number of specimen trees and interesting remaining features of the gardens. The property has the benefit of frontage and access directly onto Hoseley Lane.

**FOR SALE BY PUBLIC AUCTION**  
(subject to reserve, conditions and prior sale)

**ON**  
**THURSDAY 31ST MAY 2018**  
**7.00 P.M.**  
**AT**  
**ROWTON HALL HOTEL**  
**ROWTON**  
**CHESTER**  
**CH3 6AD**

**GUIDE PRICE**

£3,500 - £4,500 per annum

**SOLICITORS**

SAS Daniels  
35 White Friars  
Chester  
CH1 1NZ  
Tel: 01244 305900  
Ref: AC

**AUCTIONEERS**

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

**SALE PARTICULARS OF HORSLEY HOUSE, HOSELEY LANE, MARFORD**

It is understood that Horsley Hall was a substantial property believed to have been built in 1875 on the site of an earlier timbered moated house circa 1540. The Hall was enlarged in Jacobean style between 1907 and 1912, though had largely been demolished by 1963. The property included impressive grounds and gardens which included walled gardens, pool and rock gardens all of which are now overgrown though many features remain and can still be seen, together with a number of shrubs and large feature specimen trees.

The property is situated approximately a mile from the popular village of Marford and adjoins Hoseley Lane, which leads off Marford Hill. There is good accessibility being approximately 1 mile from the junction onto the A483 dual carriageway, which provides excellent accessibility to the northwest and North Wales. The sale of this interesting property is a rare opportunity to acquire an area of overgrown amenity land which includes a number of rare specimen trees and the ruins of an historic building and garden.

**GENERAL REMARKS AND STIPULATIONS**

Wrexham County Borough Council  
The Guildhall  
Wrexham  
LL11 1AY

Dee Valley Water  
Packsaddle  
Wrexham Road  
Rhostyllen  
Wrexham  
LL14 4EH  
Tel: 01978-846-946

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

## CADW

The remains of Horsley Hall together with the Dovecote and derelict half timbered gazebo are included on the CADW Register of Listed Buildings in Wales Grade II. The gardens are included on the CADW Register of Landscape Park & Gardens Special Historical Interest in Wales, Grade II Ref: PGW (C ) 59.

## VIEWING

The property can be viewed at any time during daylight hours with a set of these particulars to hand. Due to the nature of the ground conditions and the presence of the historical remains great care should be taken whilst undertaking any inspections.

## SALE DATE & VENUE

The property will be offered for sale by Public Auction on 31st May 2018 at 7.00 p.m at Rowton Hall Hotel.

## 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 AND 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 SAS Daniels 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.

## RESERVATION OF FUTURE DEVELOPMENT RIGHTS

The land is subject to an historic overage clause expiring on 5th October 2036 whereby payment of 25% of any uplift in value arising from the grant of planning permission for development other than for agriculture is reserved to a former owner.

The current vendor reserves an additional overage for a period of 25 years as from the date of completion reserving to the vendor 30% of any increase in value arising from the grant of any planning consent, other than for the use of the land for agriculture, or grazing. The Sale Contract will set out the foregoing provisions in full.

## MONEY LAUNDERING REGULATIONS

In accordance with the above regulations it is necessary for all prospective purchasers to register their interest with the auctioneers prior to the auction and to 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 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.

## AUCTIONEERS STATEMENT

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our web-site regularly at [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

## GUIDE PRICE

An indication of the sellers current minimum acceptable price at auction. The guide price or range of guide prices is given to assist prospective purchasers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction

## RESERVE PRICE

The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

