

**SIDEBOTTOM FARM
STABLE LANE, UTKINTON,
NEAR TARPORLEY, CHESHIRE CW6 0JL**

A project property with character and potential,
extending to 105.54 acres in four lots



- LOT 1** - Farm House, Buildings and 18.43 Acres of Grassland
LOT 2 - 9.34 Acres of Grassland
LOT 3 - 34.25 Acres of Grassland Opposite Farm
LOT 4 - 42.32 Acres of Arable/Grassland and woodland at Hollins Hill

FOR SALE BY PUBLIC AUCTION

(Subject to conditions, reserve or prior sale)

THURSDAY 11TH APRIL, 2019 AT 7PM

THE SWAN HOTEL, HIGH STREET, TARPORLEY

AUCTIONEERS

Wright Marshall
Beeston Castle Auction
Whitchurch Road,
CW6 9NZ
Tel 01829 262132

Wright Marshall
Tarporely
CW6 0DR

Tel: 01829 731300

SOLICITORS

Allington Hughes
2 Vicars Lane
Chester
CH1 1QX
Tel: 01244 312166

LOCATION

Sidebottom Farm is located on the B5152 Cotebrook to Delamere road approximately one mile off the A49 turning near the Alvanley Arms Pub.

GENERAL

Sidebottom Farm is an interesting project property in a roadside rural location comprising a four bedroom farmhouse requiring renovation or alteration, a traditional sandstone built range with potential for conversion, several modern buildings and grass and arable land divided into three distinctive blocks.

It has been owned by the Davies family since 1959 but farmed by them for many years prior to that date.

Cotebrook is accessible for local amenities which include three pubs serving good food. (The Alvanley Arms, the Fox and Barrel and Fishpool) within a mile of the property. There is also a shop at the garage on the A49 ½ mile away. Tarporley village with a full range of shops, pubs, doctor's surgery and a good primary and secondary school is only two miles away.

LOT 1 Edged Red on plan GUIDE PRICE £600,000 to £700,000 plus

Farmhouse, Farm Buildings and 18.43 acres of grassland.

FARMHOUSE

A red brick double fronted three storey house under a slate roof with a chimney on each gable end.

ACCOMMODATION

ENTRANCE HALL

8'8" x 3'1"

Stairs rising to first floor. Doors to dining room and living room.

DINING ROOM

12'7" x 12'7"

Front aspect timber framed window. Ceiling mounted light fitting. Tiled fireplace. Door to kitchen.

KITCHEN

17'0" x 10'7"

Rear and side aspect windows. Rear door to lean-to. Door to inner hall.

INNER HALL

3'5" x 2'10"

Quarry tiled floor. Stairs leading to cellar. Door to rear staircase and first floor.

LIVING ROOM

14'7" x 18'0"

Side and front aspect timber framed windows. Fireplace. Ceiling mounted light fitting. Doors to two stores.

STORE ONE

11'4" x 3'11"



STORE TWO

11'11" x 11'4"

Rear aspect window. Door to lean-to at the rear.

LEAN-TO

11'10" x 22'6"

Sandstone construction with quarry tiled floor and doors to store two and kitchen.

FIRST FLOOR

From front staircase

LANDING

7'9" x 2'11"

Doors to three bedrooms.

BEDROOM ONE

18'8" x 15'0"

Front aspect timber framed window. Ceiling mounted light fitting. Door to bedroom four.

BEDROOM TWO

17'3" x 10'4"

Rear aspect window.

BEDROOM THREE

13'3" x 12'5"

Front aspect window. Ceiling mounted light fitting.

BEDROOM FOUR (accessible from bedroom one and rear staircase)

12'11" x 12'3"

Provides access to rear landing and stairs which lead to the second floor.

ATTIC ROOM ONE

18'3" x 9'4"

ATTIC ROOM TWO

16'5" x 17'5"

ATTIC ROOM THREE

12'2" x 30'9"

SERVICES

Mains water

Mains electricity but wiring needs attention and supply is disconnected.

No heating and no private drainage.

FARM BUILDINGS

Steel frame clear span three bay general purpose shed with fibre cement roof, part block wall/part Yorkshire board sides, and a concrete floor.

Red Cheshire sandstone two storey range under a slate roof forming:

- “Shanty” room with wood stove
- Former Mill Room
- Loosebox 1 – (ceiling caved in)
- Loosebox 2
- Loosebox 3
- Loosebox 4

Dairy with passageway adjacent

Loft over with circular pitch holes

Brick two storey building under a slate roof forming:-

- Corn House
- Loose Box



Part brick/part red sandstone two storey building with slate roof forming shippon for 15 with loft over.

4 Bay Dutch barn with timber and galvanised iron lean to's on both sides used for implement/straw storage.

Rear brick lean to with asbestos roof in need of repair forming shippon for 20.

4 Bay steel frame open span general purpose building with fibre cement roof, part Yorkshire board/part asbestos sheet and art concrete block external walls.



LAND

Two grass fields behind the farm to total 18.43 acres comprising SJ5666 OS7259 2.41ha, 5.95 acres and SJ5666 OS8862 5.05ha 12.48 acres both with a light sandy loam soil.

There is a water main running North/South in OS8862 as evidenced by the working width fencing still in situ.

There is an attractive high thorn hedge between the two fields providing shelter for out wintered stock if required and a haven for wildlife.

LOT 2 Edged Green on plan

GUIDE PRICE £80,000 to £95,000

3.78 hectares/9.34 acres

Two small fields with road frontage onto the B5152 and adjoining Lot 1 extending to 3.71 hectares/9.17 acres or thereabouts being fields SJ5666 8245 and SJ5666 9229. The soil is a light sandy loam. There is a United Utility main running through them parallel with the B5152.



LOT 3 Edged Yellow on plan GUIDE PRICE £230,000 to £260,000

Located opposite Sidebottom Farm
13.86 hectares 34.25 acres

A rectangular block of banky grazing land with a light sandy soil and several roadside gate places.

There is mains water to troughs and a stock pen by the road.

The fields are fenced with sheep netting.

There are several United Utilities water mains in this block and ancillary apparatus.



LOT 4 Edged Blue on plan GUIDE PRICE £325,000 to £375,000

17.13 hectares/42.32 Acres

A broadly rectangular 42 acre block of land with a medium loam Grade 3 soil. It comprises four fields, each with a roadside gate. The land slopes north to south with outstanding views across the Cheshire plain.

Fields OS0473 and 6874 grew maize in 2018 but could be cropped with potatoes or cereals.

There is also an area of mature woodland planted in the valley running along the east side of the block comprising OS6864, OS8663 and OS9385.



BASIC PAYMENT

Basic Payment entitlements have been established on the land and claimed each year. They will be available on each lot to be transferred to the purchasers soon after completion if they are registered with the Rural Payments Agency, and they have a Single Business Identifier Number.

STEWARDSHIP SCHEMES

The land is NOT currently under any Stewardship Scheme.

TITLE

We understand title to be freehold and unregistered. See sale contract for specific matters.

TENURE

The property is available with Vacant Possession on completion.

BOUNDARY RESPONSIBILITIES

The sale plan indicates by inward "T" marks those boundaries which are believed to be the responsibility of Sidebottom Farm. This information is given for guidance only and shall not form part of any contract.

LOCAL AUTHORITIES:

Cheshire West and Chester Council, 58 Nicholas Street, Chester, CH1 2NP. Tel: 0300123 8123.

United Utilities Group PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP. Tel: 0845 746 2200.

Defra: Nobel House, 17 Smith Square, London SW1P 3JR.
Tel 03000 200301.

Scottish Power, Cathcart Business Park, Spean Street, Glasgow, G44 4BE.
Tel: 0845 5270 9102.

S.P. Energy Networks: North Cheshire Trading Estate, Prenton Way, Birkenhead, CH43 3ET. Tel: 0330 101 0444.

EASEMENTS, WAYLEAVES, PUBLIC AND PRIVATE RIGHTS OF WAY

The land is sold subject to and with the benefits 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.

OS SHEETS:

The sale plan is based on the modern Ordnance Survey Sheets with the sanction of the Controller of Her Majesty's Stationary Office. The Purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sale Plan.

SALE PARTICULARS AND PLAN:

The sale particulars have been prepared for the convenience of prospective purchasers and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained within these particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the Vendor to specify them.

AUCTION SALE DATE

Thursday 11th April, 2019 at 7pm at The Swan Hotel, High Street, Tarporley, Cheshire CW6 0AG
Buyer registration from 6.15 pm. Registration prior to the sale by appointment with Jean at Beeston on 01829 262 132.

MODE OF SALE

The property will be offered for sale in four lots but the Vendors reserve the right to alter the lotting at any time.

VIEWING

Open Viewing on Wednesdays 2 pm till 4pm or Saturdays 2 till 4pm or at other times strictly by appointment via Jean at Beeston office on 01829 262 132. Starting Saturday 2nd March 2019 at 2.00 pm.

BUYER ADMINISTRATION FEE

A Buyer administration Fee will be charged on each lot in the sale payable on the evening to the Auctioneers in addition to the 10% deposit on the fall of the hammer. The Fees are listed below:

Lot 1 - £1000 including VAT.

Lot 2 – 4 - £600 including VAT per Lot.

MISREPRESENTATION ACT 1967

Messrs Wright Marshall 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 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 Marshall has any authority to make or give any representation or warranty whatever.

MONEY LAUNDERING REGULATIONS – BUYER REGISTRATION

In accordance with the above Regulations, a potential buyer **MUST BEFORE** the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists at the Registration Desk and provide details of how payment of the deposit will be made:-

Personal Identification

- 1 – Current signed Passport
- 2 – Current full UK 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 three months.
- 3 – Local Authority Tax Bill.
- 4 – Bank or 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.

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 the 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 difference

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.

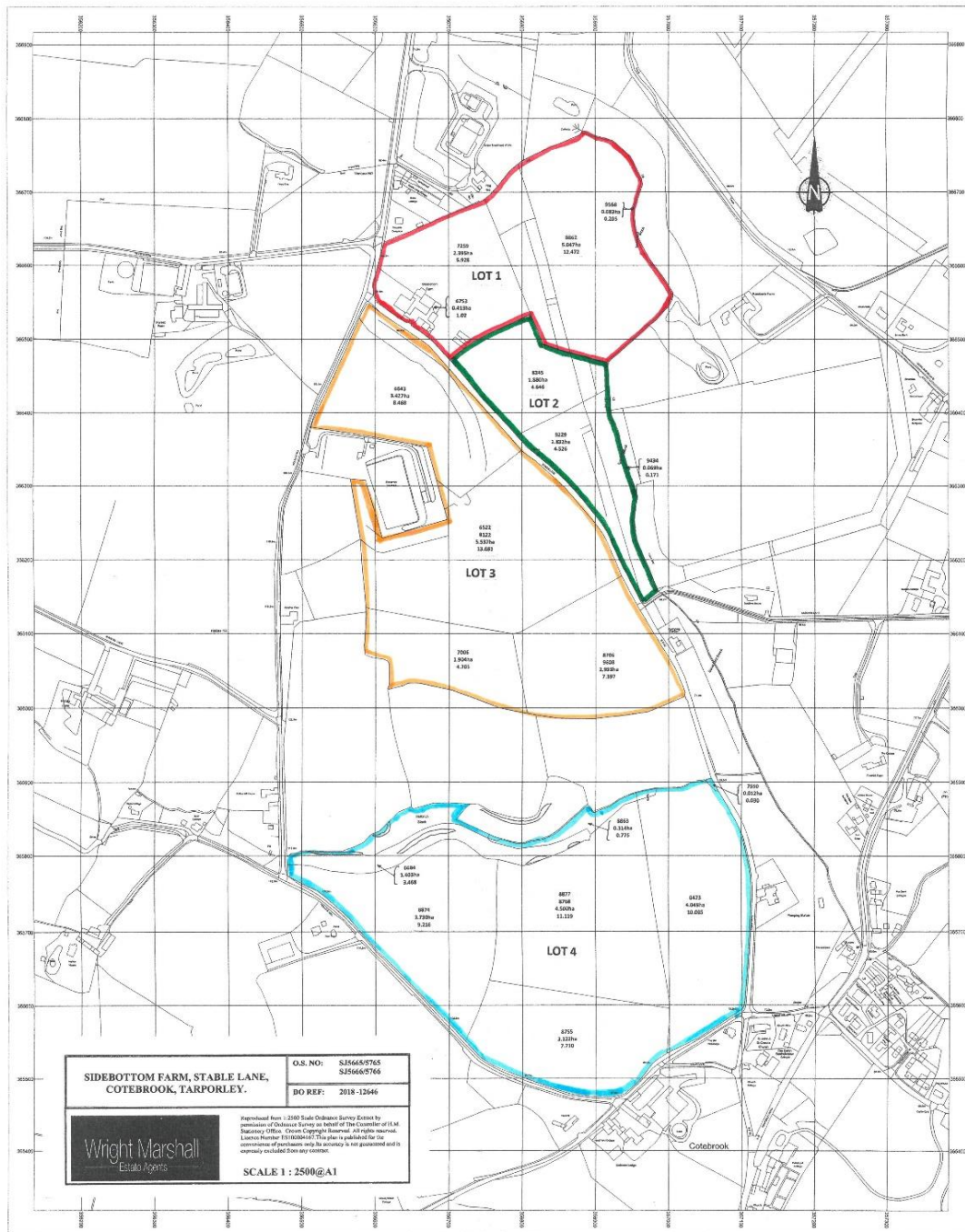
Please Note:

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 contact.
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 or the agents accept any responsibility for loss or injury.



Land at Sidebottom Farm



Location Plan for Sidebottom Farm.

