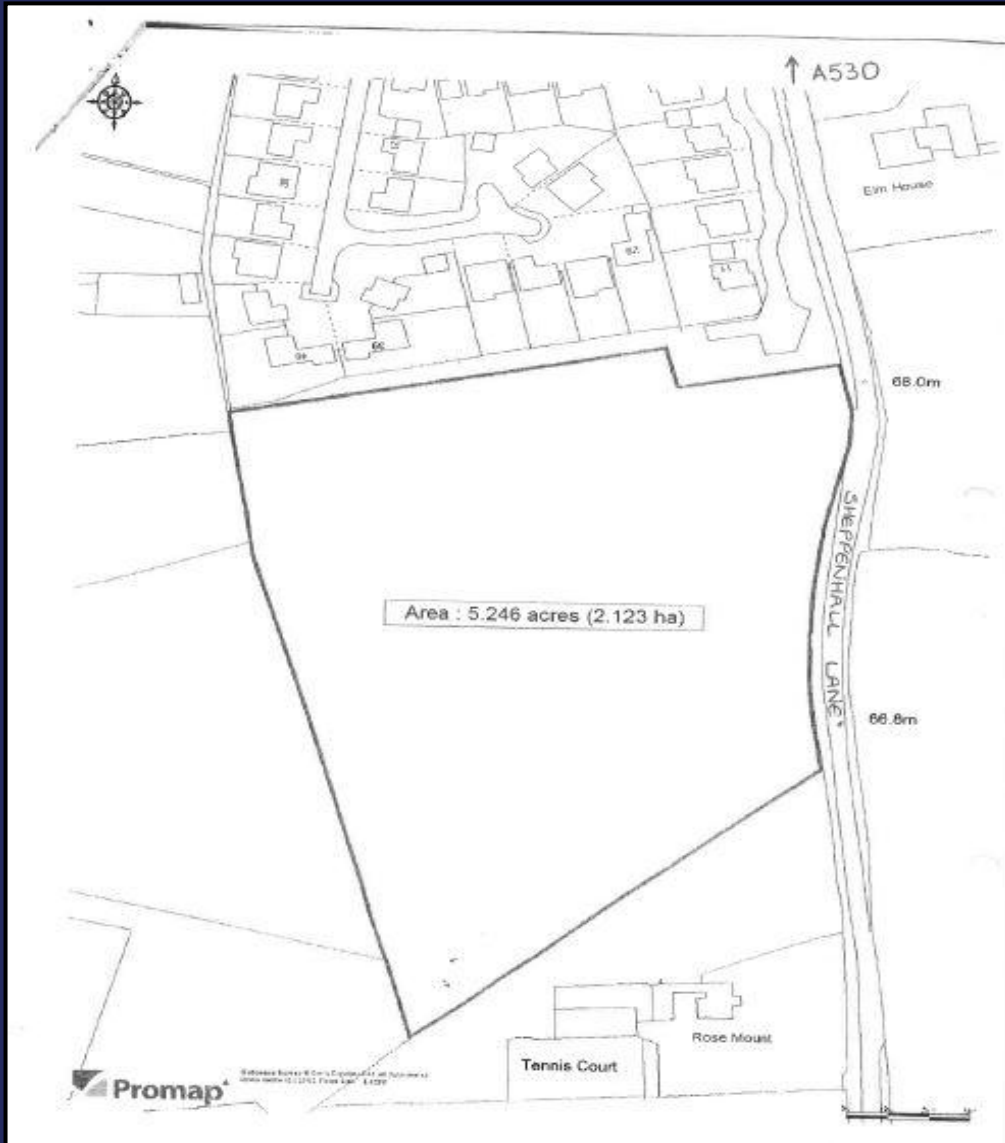




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## Land at Sheppenhall Lane, Broomhall, Aston, Nantwich, CW5 8DT

Starting Bid **£75,000**

A plot of PASTURE LAND measuring approximately 5.246 acres (2.123 ha) in a popular village location conveniently situated between the market towns of Nantwich and Whitchurch.

## Overview

- Pasture Land Measuring 5.246 Acres (2.123 ha)
- For Sale by Modern Auction\*
- Village Location
- Located Between Whitchurch and Nantwich
- \*Terms and Conditions Apply



### LOCATION

Situated in the village of Aston, being some 4 miles south of Nantwich and 7 miles north of Whitchurch. Both Nantwich and Whitchurch have a choice of shopping facilities, schools and recreational facilities and are both on the direct train line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury is about 1.5 miles and offers railway station, primary school, village shop, public houses, and doctor's surgery. The larger centres of Chester, Shrewsbury, Crewe, Wrexham are between 10 to 27 miles approximately.

**METHOD OF SALE** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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#### SERVICES

No mains services connected to the best of our knowledge. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

#### HOW TO FIND THE LAND

From the A530 Whitchurch to Nantwich main road , At the crossroads in the centre of the village of Aston turn ( east ) into Sheppenhall Lane . Proceed for 400 metres and the land is on the right hand side , shortly after the entrance to Oaks Close housing development.

#### LOCAL AUTHORITY AND PLANNING

Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Planning department [www.cheshireeast.gov.uk/planning](http://www.cheshireeast.gov.uk/planning)

#### AGENTS NOTE

The land will be subject to a development clawback . i.e. should planning permission for development of the land within 25 years of completion then the buyer ( or their successors in title ) will pay the seller 35% of any increase in the value of the land attributable to this permission. This will be confirmed by solicitors during pre-contract enquiries.

#### TENURE

We are advised that the plot is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### PROPERTY INFORMATION

We believe this information to be accurate, but they cannot be guaranteed. The mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**WH27708 09102020131020191020190421**

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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**BRANCH NAME**

**Branch Address | Tel: 01948 667272**

**Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

[www.barbers-online.co.uk](http://www.barbers-online.co.uk)