



FOR SALE BY FORMAL TENDER
VIEWING STRICTLY BY APPOINTMENT

Of interest to private individuals, speculators, developers and others.

An original half timbered Grade II Listed detached cottage being of special architectural or historical interest, this half timbered property with painted white elevations being part sandstone and part brick beneath what is now corrugated roof. Requiring a scheme of renovation and improvement with potential to further alter and extend subject to planning approval.

Tenders to be submitted by Friday 31st July 2020

GUIDE PRICE £175,000 - £275,000

INTRODUCTION

In need of development and modernisation Hawthorn Cottage is an excellent opportunity to acquire an attractive period cottage in a most popular area. It is envisaged that the property could be modified into an excellent country cottage with attractive views to almost every aspect and with the benefit of a particularly spacious plot.

The accommodation is listed below but it is likely that prospective purchasers may look to substantially adapt what is currently in existence (subject to any planning permissions required).

LOCATION

Tattenhall is a rural village occupying a convenient location within a short distance of Chester and Tarporley and with the A41 access north to the M56 motorway network and south to the M54 motorway. Liverpool and Manchester Airports are within easy travelling distance and there is an excellent Intercity rail service to London Euston from Chester.

There is a Primary School in Tattenhall and secondary education can be found in nearby Malpas or Tarporley. Leisure facilities close at hand include numerous golf courses including Eaton Golf Course in Waverton. Health Club, Gym and spa at The Old Hall in Huntington. Carden Park Hotel with its excellent comprehensive leisure facilities including golf courses is within easy travelling distance.

ENTRANCE

3' 11" x 3' 9" (1.19m x 1.14m) Oak entrance door to inner lobby with wall mounted electricity meters and fuse box. Quarry tiled floor. Opening to:-



SITTING ROOM

9' 7" x 14' 2" (2.92m x 4.32m) With quarry tiled floor. Feature brick fireplace (not in use) with brass canopy and raised heather brown tiled hearth. With large beam over. Inglenook with sealed brick arch to left hand side. Heavily beamed ceiling and half timbered walls with windows on front and rear elevations. Oak door leading to staircase to first floor.

KITCHEN/LIVING ROOM

13' 11" x 10' 0" (4.24m x 3.05m) With beamed ceiling. Tiled fireplace (not in working order). Windows to front and rear elevation. The kitchen area has an enamelled single drainer sink unit with Santon hot water heater over. Electric cooker point (not in use). Access to understairs storage area.

SIDE HALL

12' 3" x 9' 5" (3.73m x 2.87m) With oak stable entrance door. Widest area is complete with stepped access to loft roof space over. Part timbering to walls and part block walls.

SHOWER ROOM OFF

4' 5" x 7' 7" (1.35m x 2.31m) With tiled shower area with Triton shower. Wash hand basin. Quarry tiled floor.





FIRST FLOOR

LANDING

Access to stairwell with oak boarded floors to central landing with exposed beams and trusses up to roof apex with access to the two bedrooms.

BEDROOM 1

13' 6" x 14' 5" (4.11m x 4.39m) Exposed purlins and trusses and open to roof apex with oak boarded floor. Feature brick chimney breast.

BEDROOM 2

10' 6" x 13' 9" (3.2m x 4.19m) With half timbered gable wall. Exposed purlins and trusses with half timbering. Oak boarded floor. Window to front.

EXTERIOR

ATTACHED GARAGE

14' 9" x 9' 8" (4.5m x 2.95m) With part sandstone brick elevations with a mono pitched corrugated sheeted roof. Concrete floor. Power and light connected. Double opening doors.

GARDENS AND GROUNDS

The gardens and grounds are as shown on the enclosed plan approached via an iron gate leading to the driveway and on site parking and access to the garage from the rear. There is a pathway to the front and entrance door with access to the either side to the rear where there is a good sized garden with number of specimen trees.

Situated to the side are two paddock enclosures, laid to pasture, enclosed by post and wire fencing and hawthorn hedging.

SERVICES

We understand mains water and electricity are connected. Purchasers should make their own investigations as to the accessibility of further services.

VIEWING

Strictly by appointment with the Agents Tarporely office.

TENURE

We understand the tenure to be freehold.

FORMAL TENDER

The property will be sold by Formal Tender where tenders are to be submitted using the tender form by 12 noon on Friday 31st July 2020 to Mr J. Spencer, Wright Marshall, 63 High Street, Tarporley, Cheshire, CW6 0DR.

A formal tender pack can be obtained from the solicitors Knights Plc, 58, Nicholas Street, Chester, CH1 2NP. Tel : 01244 896600 for the attention of Amy Glasgow.

ROUTE

Leaving the agents' Tarporley office on the High Street continue out of the village and turn right onto Birch Heath Road. Continue along Birch Heath Road until it becomes Crib Lane and follow until reaching a 'T' junction. Take a right hand turn onto Huxley Lane continuing through Brassey Green where the road becomes Church Lane, following this until passing the Huxley Primary School on the right side and take a left hand turn onto Huxley Lane. Continue along Huxley Lane and passing the Inn at Huxley and continue to the next 'T' junction and turn left onto Red Lane. Continue along Red Lane into the village of Tattenhall passing through the centre of the village passing the School on the right hand side and following the road into the village and turn left onto Burwardsley Road. Continue along Burwardsley Road for approximately 1.5 miles where the property can be found on the left hand side clearly marked by a Wright Marshall for sale board. If you get to Birds Lane you have gone too far.

ANTI-MONEY LAUNDERING REGULATIONS (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

FORMAL TENDER FORM

HAWTHORN COTTAGE, BURWARDSLEY ROAD, TATTENHALL, NR. CHESTER, CH3 9NS.

I, the undersigned, hereby make an offer (subject to contract) to purchase the above property as described above for the price of:

£

Offer in words

.....

1. I understand that acceptance of this offer will mean a legally binding exchange of contracts once the deposit of 10% is in cleared funds. *
2. I confirm that if successful I have the necessary funds available to complete the purchase
3. I attach proof of ID as required under the Money Laundering Regulations
4. Completion to take place on or before 28th August 2020.
5. All unsuccessful offers will be notified and where applicable cheques returned unbanked.

* Cheques for the 10% deposit to be made payable to the solicitors, Knights Plc, alternatively details of their bank account to transfer monies can be provided.

Signed:

Full Name:

Address:.....

..... Post Code.....

Tel No:..... Email

**This form of tender is to be returned to Mr Jonathan Spencer
Wright Marshall Ltd, 63, High Street, Tarporley, Cheshire, CW6 0DR
and to be received no later than 12 noon on Friday 31st July 2020**

If successful the solicitor to whom the signed contract will be forwarded to by Wright Marshall is:-

.....

Tel No:..... Contact Name:.....





63 High Street, Tarporley,
Cheshire, CW6 0DR

www.wrightmarshall.co.uk
tarporley@wrightmarshall.co.uk
01829 731300

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