



OLD BANK SURGERY
CHESTER ROAD, KELSALL, CW6 0RY

An attractive period building of traditional construction, formerly a bank and most recently used as a medical surgery, providing an excellent opportunity to re-use as a small office building with parking, potential other alternative uses or potential re-development (subject to planning).

Externally the property has ample space for car parking and possible extension (subject to planning)

The sale of The Old Bank Surgery comes to pass due to it being surplus to requirements and is being offered for sale as existing but with potential for alternative uses, subject to any necessary planning permission.

The sellers have not undertaken any planning enquiries and we consider it could be put to a variety of uses to suit individual purchasers plans.

Location

Centrally located in Kelsall village, this property is just a short walk from a variety of local amenities, including a Co-operative store with a post office, a well-known butcher, a pharmacy, a hair salon, a café, and the popular gastro pub, The Morris Dancer.

Outdoor enthusiasts will enjoy easy access to Delamere Forest, perfect for walking, horse riding, and mountain biking. The village also offers a tennis club and scenic walking routes, including the renowned Sandstone Trail.

Kelsall's location ensures excellent connectivity, with Chester and Northwich nearby, and the charming village of Tarporley just five miles away. The recently refurbished Morris Dancer pub, now under the Brunning & Price banner, is a local highlight, as is the beloved Boot Inn, famous for its homemade pies.

The village fosters a strong sense of community, supported by a busy village hall, a doctors' surgery, and a well-attended parish church. Transport links are convenient, with major motorways and rail services nearby, and both Liverpool and Manchester airports within a 45-minute drive.

FOR SALE BY PUBLIC AUCTION (Subject to Conditions and Prior Sale)

On Wednesday 23rd October 2024 at 7PM.

SOLICITOR

Mr Paul Makinson, DTM Legal, DTM Legal, Archway House, Station Road, Chester CH1 3DR

GUIDE PRICE

£80,000- £120,000 +

DETAILED DESCRIPTION AND DIMENSIONS

Entrance - 5'2" x 4'5"

Sash window to the side elevation with partial obscured glass, ceiling light point, radiator, partially glazed door through to the Reception Room

Reception - 13'11" x 11" max

Sash windows to the front and side elevations, radiator, ceiling light point, coved ceiling. Doors through to Reception Room One and Hallway

Hallway - 5'3" x 5'3" max

Ceiling light point, coved ceiling, doors through to both Reception Rooms and WC

Office One - 13'2" x 11'9" max

Two windows to the front elevation of the property, two ceiling light points, radiator, useful storage cupboard with internal shelving

Office Two - 13'4" x 7'10" max

Sash windows to the rear elevation and side elevation, ceiling light point, radiator

WC - 8'8" x 8" max

Sash windows to the rear and side elevation, ceiling light point, loft hatch, radiator, low level WC with dual flush, wall mounted wash and basin with cold and hot tap

External Store 7" x 4'1"

Areas

The accommodation extends as follows:-

Internal offices 48.41m² 521 sq.ft

External Store 7.94m². 85sq.ft

(Please note that areas are gross internal and approximate)

BUSINESS RATES

The property is entered into the year 2023 Rating List of Cheshire West and Chester Council at Rateable Value £3,950. This might qualify for Small Business or other Rating Relief subject to confirmation with CWAC Business Rates (see website www.cheshirewestandchester.gov.uk/business/business-rates)

VAT

All prices and costs are quoted exclusive of, but might be subject to VAT at the prevailing rate. We understand that the sale is not subject to VAT but this should be verified by interested parties.

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

SERVICES

We understand that mains electricity, water and drainage are connected. Scottish Power - Tel : 0845 7 292 292 United Utilities - 0845 746 2200

AML (Anti Money Laundering)

Upon registering to bid, intending purchasers will be asked to produce identification documentation before we are able to bid and if successful 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.

RESERVE PRICE

The seller's 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.

SALES CONDITIONS AND CONTRACT

The Sales Conditions and Contract will be available for inspection by arrangement with the Auctioneers and at the Solicitors DTM Legal, Archway House, Station Road, Chester CH1 3DR for the attention of Paul Makinson, 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.

BUYERS

A Buyer administration Fee of £1,500 plus Vat 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.

INTENTION TO BID

Should you be interested in bidding for this property you must register with the selling agent and provide two copies of ID one of which must be a passport or driving licence. Should you be successful you must be in a position to pay a 10% deposit and sign a contract on the fall of the hammer.

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

TOWN & COUNTRY PLANNING ACT

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.

SALE DATE & VENUE

Auction to be held at The Willington Hall Hotel, Willington Road, Willington, Tarporley, Cheshire CW6 0NB at 7PM on Wednesday 23rd October 2024.

VIEWING

Property is strictly by appointment only via the Tarporley branch on 01829 701669.

SALE PARTICULARS

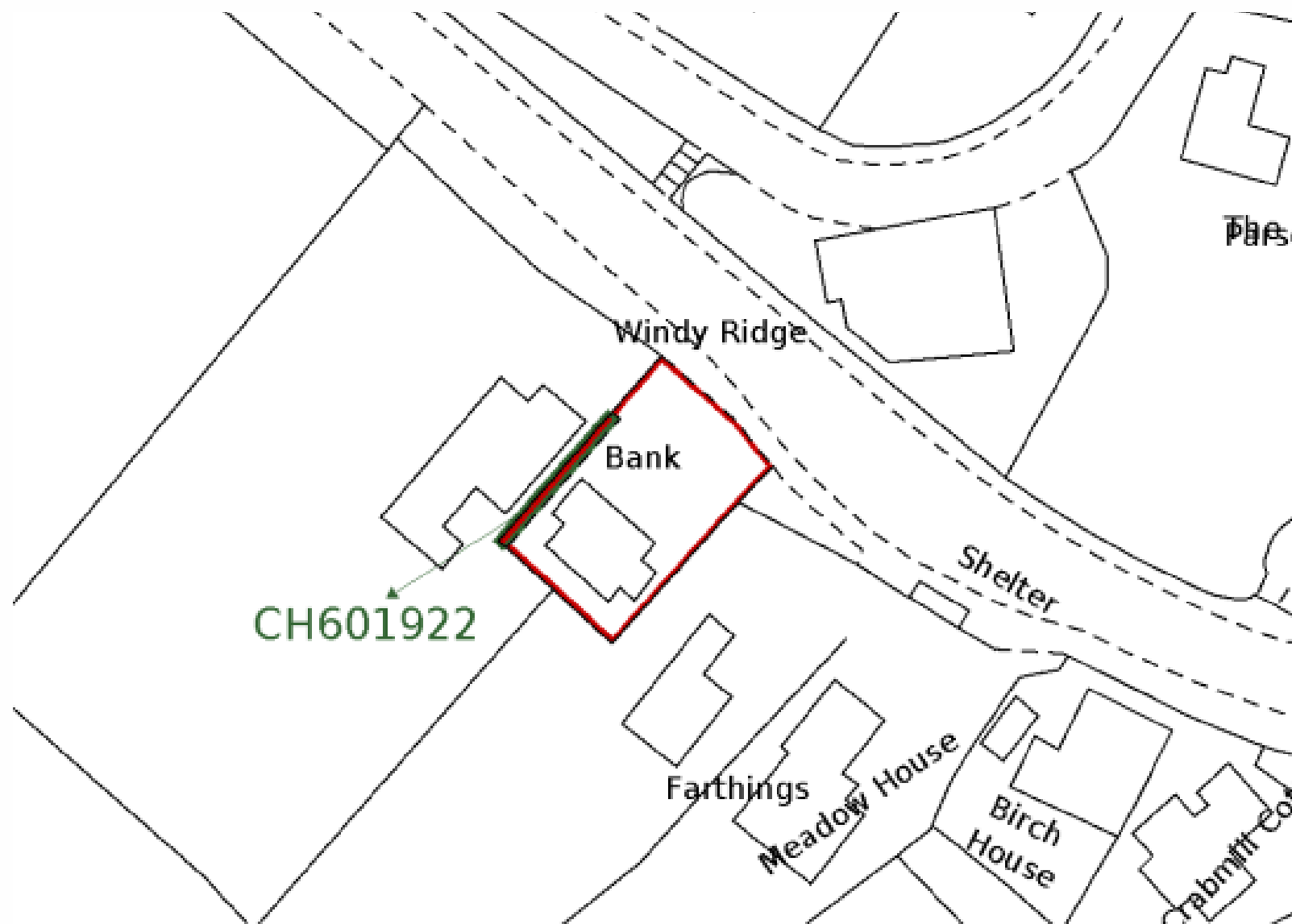
The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

PRINTED AND ONLINE SALE PARTICULARS

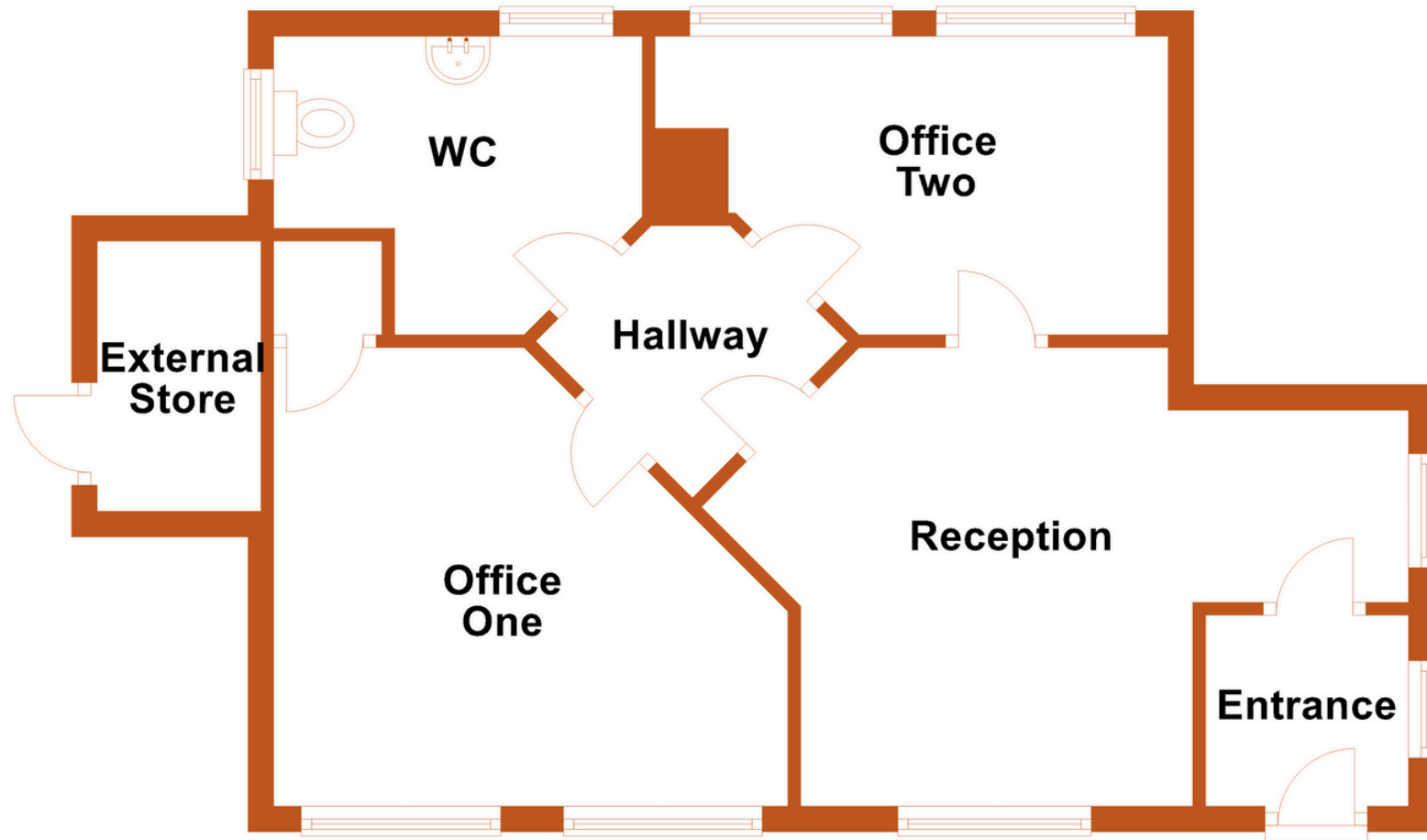
This brochure contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at and look out for any additional materials available on the day of the auction in order to stay fully informed with the up to date information.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers 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 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.



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