



Wright Marshall  
Estate Agents

## Moss Wood Farm, Moss Lane, High Legh, WA16 0RF



### For Sale

- Planning for substantial family Home
- Rural Private Location
- Potential 5000sq Ft dwelling
- Menage, stable block and feed store
- Ideal for Equine enthusiasts

### Auction Guide £395,000

- No Chain

Coming to the market via Modern Method of Auction.

Located at the end of a long private driveway, this large agricultural building comes with planning for a contemporary individual 5000sq ft dwelling. Planning permission was granted by Cheshire East Council on 23rd March 2023 under application No: 22/3931M.

Additionally, there is permission to live on site in a mobile home via a lawful certificate. This would be ideal for while the property is being constructed.

Situated approximately 6.5 miles West of Knutsford in mainly rural surroundings, Moss Lane is accessed via Moss Brow Lane, off Swineyard Lane in High Legh.

The immediate surrounding area comprises mainly agricultural and equestrian land with a small number of farms and residential properties. Further to this is an enclosed menage, stable block and feed store, with a plot measuring almost 5 acres.

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 Limited.

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. 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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