

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £80,000 - £100,000

Ivy Cottage, Peckforton Road, Beeston, Tarporley,  
Cheshire, CW6 9TR

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🏠 0 Bedrooms

🚽 0 Bathrooms

📍 0.25 Acres (0.10 ha)



# Ivy Cottage, Peckforton Road, Beeston, Tarpotley, Cheshire, CW6 9TR

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## General Remarks

For sale by Public Auction on the 26th June 2025 at 2:00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. A rare opportunity to acquire a derelict building standing in 0.25 of an acre (0.10 ha) or thereabouts. Ideal development project subject to the necessary planning consents. Views over open countryside and ruins of Beeston Castle

**Location:** Located in the delightful Cheshire village of Beeston in the lee of the Peckforton Hills. This much sought after area is within easy reach of Bunbury village (2.5 miles) with local amenities and primary school. Tarpotley (4 miles) with a diverse selection of shops, cafes, restaurants, public houses, doctors and dental surgeries along with its own community centre. Ivy Cottage is pleasantly situated with views over open countryside and ruins of Beeston Castle.

**Services:** We understand there is an electric and water supply to the property. However, interested parties should make their own enquiries.

**Local Authority:** Cheshire West & Chester Council. Tel: 0300 123 8123

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT. For further details on fees payable please consult the auction legal pack.

**Method of Sale:** The property will be offered for sale by public auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 26th June 2025 with commencing at 2.00pm.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

**Reservation:** The reserve price is 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.

**Plan:** For identification purposes only.

**EPC Rating Exempt      Council Tax Exempt:**

**Viewings:** Due to the condition of the building, under no circumstances are parties to enter the building and all viewings must be conducted externally

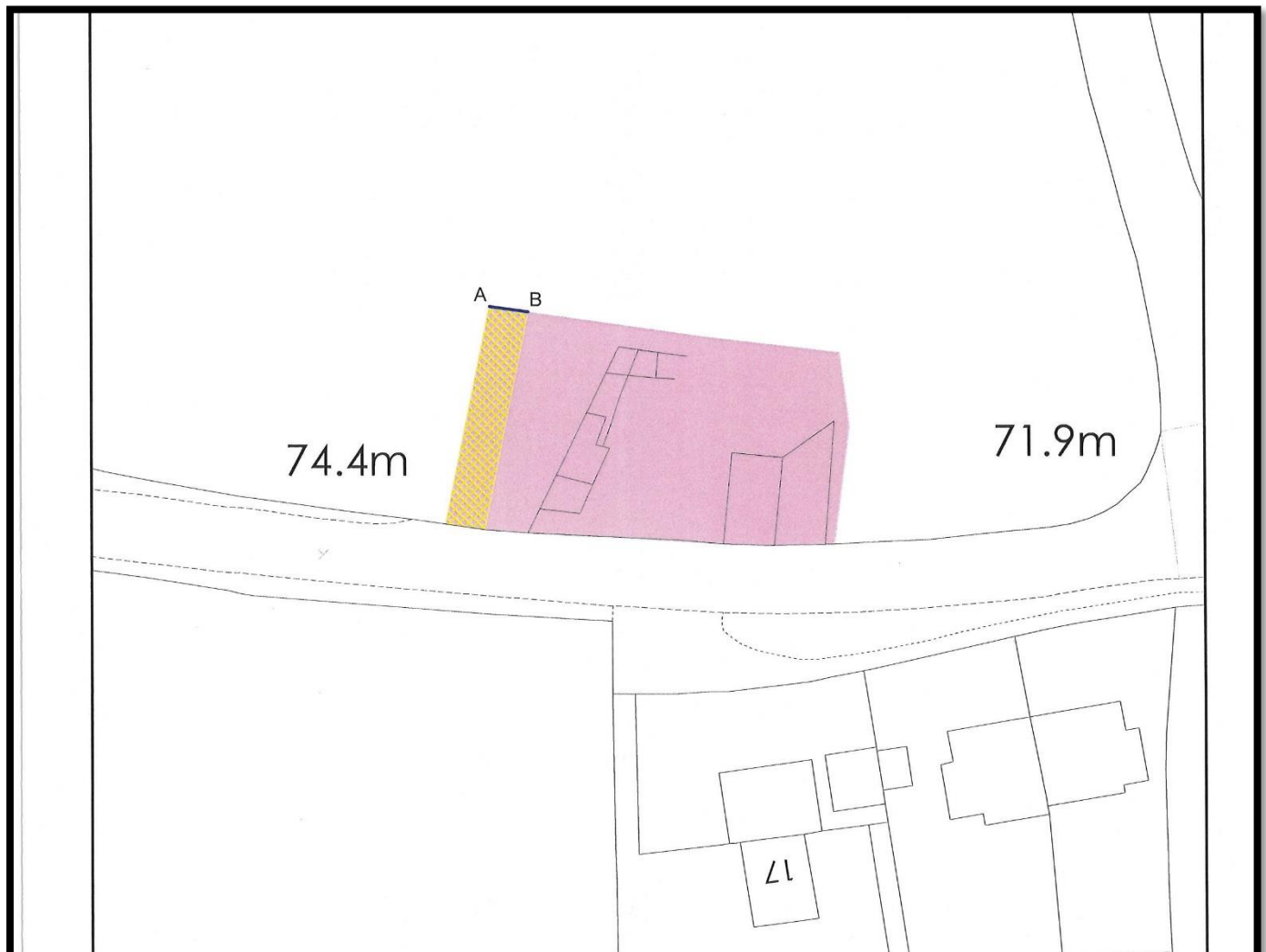
**Directions:** Take the A49 from Whitchurch via Bunbury, left onto Dean Bank continue onto Peckforton Road where the property can be identified by the agents for sale board.

**What3Words:** [///agreed.play.shipwreck:](#)

**Solicitor:** Birketts, Providence House, 141-145 Princes Street, Ipswich, IP1 1QJ Tel: 01473 232300  
Contact: Imogen Grainger

**Agent Note:** Fencing & Boundaries Install a gate or other such feature as agreed by the Transferee and Transferor between the points 'A' to 'B' on the plan within 12 months of the date of the transfer and thereafter maintain the same in good and substantial repair and condition providing the Transferor with any keys or access codes (as required) to such gate or boundary feature, respectively: and Erect a boundary feature (as agreed by the Transferee and Transferor) between the property and the retained land within 12 months of the date of this transfer and thereafter maintain the same in good and substantial repair and condition.

There is also a right of way over the Access Way for the benefit of the estate/ owners of the Retained Land.







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steeped in heritage  
with a forward  
thinking outlook.

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