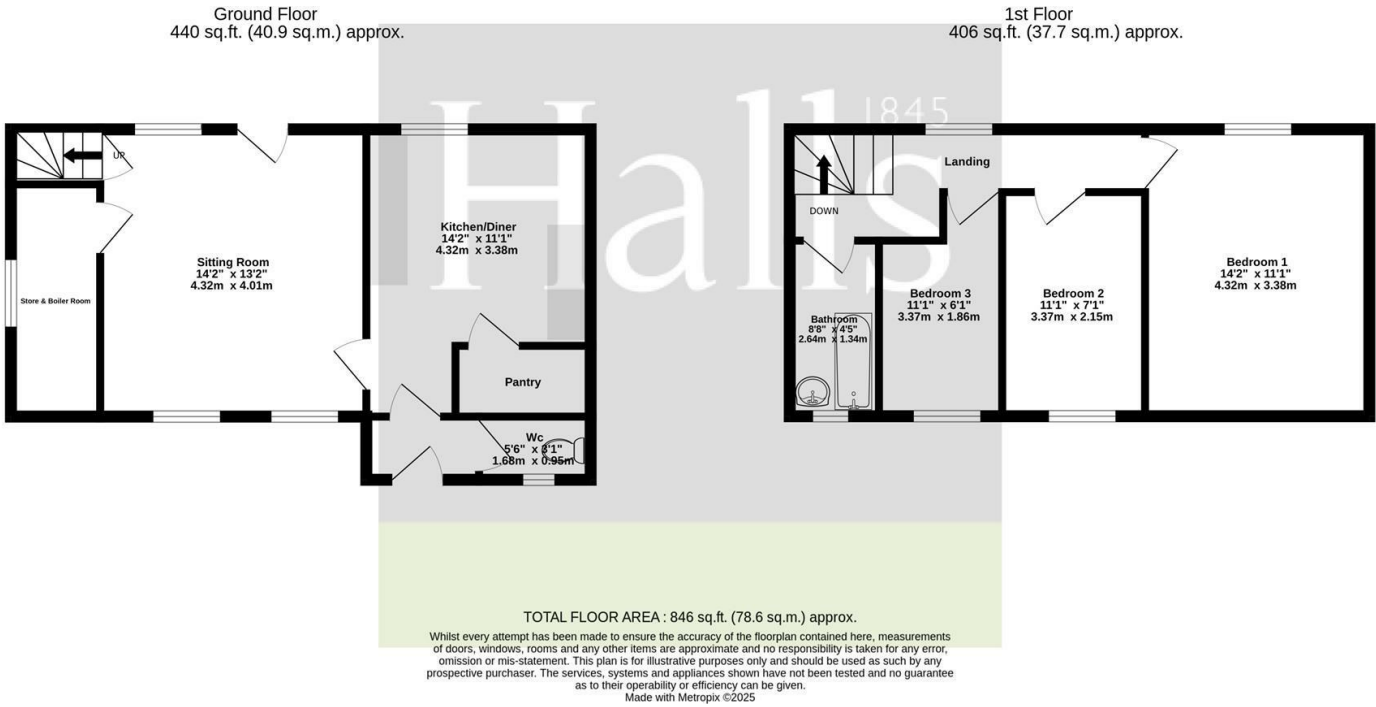


FOR SALE BY AUCTION

Mere Cottage Hollins Lane, Marbury, Whitchurch, SY13 4LN



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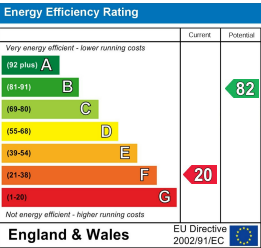
Auction Guide Price £225,000 - £250,000

Mere Cottage Hollins Lane, Marbury, Whitchurch, SY13 4LN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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Whitchurch 4 miles, Wrenbury 3 miles, Nantwich 7 miles. (All distances are approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming Detached Village Cottage
- For Sale by Auction 25th April
- Located in Popular Village
- Requires Full Renovation
- Large Gardens to 0.7 of an Acre
- Parking for Many Cars
- Excellent Countryside Walks
- Local Village Public House

Location
Mere Cottage is situated in the picturesque village of Marbury in the South Cheshire countryside. The village has a beautiful church, mere with countryside walks and an excellent village pub and restaurant. Whitchurch is located about 4 miles from the property where there are a comprehensive range of local services, local shopping, supermarkets and leisure services. There is also a railway station which is on the Manchester to Cardiff line.

The village of Wrenbury is also close by which also has a railway station, village shop, school and doctors surgery.

Brief Description
Halls are delighted to be selling Mere Cottage at auction on the 25th April on behalf of the Duchy of Lancaster. The 18th century cottage is currently part of the Marbury estate and is centrally located in the village. It is a very rare opportunity to acquire a property like this in the area.

It will require a full programme of renovation, modernisation and extension subject to planning. The property comprises sitting room with open fire, dining kitchen, pantry, store / boiler room. The ground floor also has a rear porch and cloakroom with W.C . To the 1st floor are 3 bedrooms and a bathroom.

There are large gardens to 0.7 of an acre which have been well maintained over the years and comprise mainly lawns and flower borders. There are a range of garden sheds and stores that are also in poor condition. Beyond the bottom bottom boundary is the small Mere.

The property is accessed from the lane to a drive suitable for many cars.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1592 030325

Council Tax - Cheshire East
The property is a council tax band E. For further enquiries contact http://www.cheshireeast.gov.uk/council_tax

Services
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler.

Tenure - Freehold
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Method of Sale
The auction starts at 3pm on Friday 25th April at Halls Holdings House, Battlefield, Shrewsbury, SY4 3DR.

Guide Price
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range.

Money Laundering
PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e, utility bill or bank statement and one photo ID, i.e, passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

www.hallsgb.com/aml-requirements

***IMPORTANT* ANTI-MONEY LAUNDERING REQUIREMENTS**
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

Legal Pack
A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

Conditions of Sale
Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

Buyers Premium
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000).