

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Plot 4 Coney Croft**  
Mollington,  
CH1 6FE

**Price**  
**£180,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

**\*FREEHOLD BUILDING PLOT \*CONSENT FOR DETACHED DWELLING \*CONVENIENT VILLAGE LOCATION\***

A rare opportunity to acquire a sizeable freehold building plot with consent for the erection of a large detached property. Mollington is a small village, characterised by tree-lined lanes with grass verges and farmland, as well as sizeable family homes. The village is served by St. Oswald's Primary School and there is a village hall. Mollington is ideally located for access to the major commercial centres in the north-west via the M56 and M53, and to North Wales via the A55 Expressway. Chester and Runcorn Stations provide access to the national rail network.

Copies of the drawings are available. For further information, or to arrange a viewing, please contact the Chester Office on 01244 404040.



## LOCATION



Mollington is a small village, characterised by tree-lined lanes with grass verges and farmland, as well as sizeable family homes. The village is served by St. Oswald's Primary School and there is a village hall. Mollington is ideally located for access to the major commercial centres in the north-west via the M56 and M53, and to North Wales via the A55 Expressway. Chester and Runcorn Stations provide access to the national rail network.

Approximate distances: Chester - 3 miles, M53 Motorway - 2 miles, Manchester Airport - 35 miles, Liverpool - 30 miles and Manchester - 44 miles.

## COMMON AREAS

The 'ownership' of the common areas are split equally between each plot i.e. 25% share each and administered through a management company. Currently there is no contribution from any party for the administration of this company however this will change in the future.

## DIRECTIONS

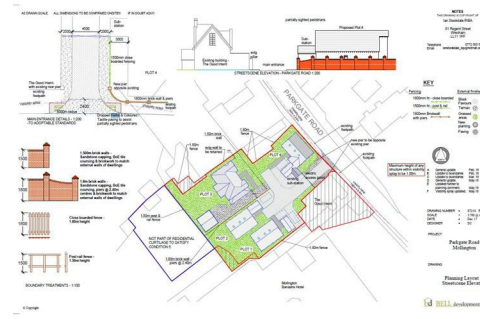
Head west on Cuppin St toward Weaver St. Turn left onto Weaver St. Turn right at the 1st cross street onto Nicholas St/A5268. Continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate St/A5116. Continue straight onto Parkgate Rd/A540. At

Parkgate Rd Roundabout, take the 3rd exit onto Abbots Mead/Parkgate Rd/A540. Continue to follow Parkgate Rd/A540. The plot will be seen on the Right Hand Side immediately after the Mollington Brasserie.

## TENURE

\* Tenure - understood to be Freehold.

## AUCTION DETAILS



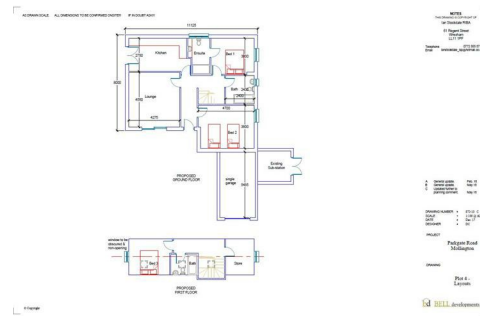
\* Bidding to open on Friday 4th April 2025.

\* The sale of this property will take place on the stated date by way of Timed Auction and is being sold under an Unconditional sale type.

\* Binding contracts of sale will be exchanged at the point of sale.

\* All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

## AUCTION DEPOSIT AND FEES



The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)

- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

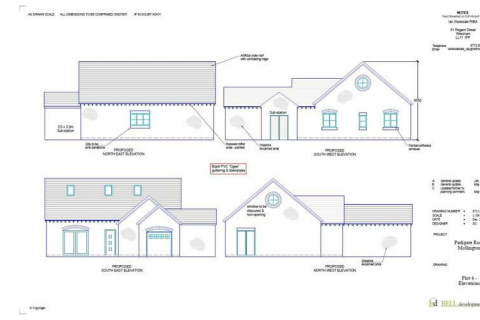
## ADDITIONAL INFORMATION



For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

## GUIDE PRICE AND RESERVE



\* Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

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## ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the

purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW