

# Moss Cottage, Edgeley Bank, Edgeley, SY13 4NN

**FOR SALE**



- For sale by modern auction
- Potential building land in a desirable rural setting
- Close to a beautiful nature reserve
- Short drive to town centre amenities
- Existing derelict property on site (demolition recommended)
- No current planning permission – purchaser to seek consent
- Excellent opportunity for redevelopment (subject to planning)
- Viewings strictly by appointment only
- All viewings must be accompanied by Barbers staff due to unsafe structure
- EPC tbc, Council tax band B

**£110,000 Starting Bid**



Estate Agents

**01948 667 272**

[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

## Location

Situated in a peaceful rural location about 1½ miles from the centre of the historic Market Town of Whitchurch sits on the Shropshire/Cheshire/Ciwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Brown Moss Nature Reserve which is a Site of Special Scientific Interest is less than half a mile away, with circular well signposted walking routes. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## Auctioneers Comments

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.

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 (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Description

For sale by modern auction this is a rare opportunity to acquire potential building land in a highly sought-after rural location, positioned close to a beautiful nature reserve yet only a short drive from the town centre and its full range of amenities.

The site currently contains a derelict property, which we strongly recommend is demolished to unlock the site's full potential. Please note that no planning permission is currently in place, and any prospective purchaser will need to make their own enquiries and obtain the necessary consents from the local authority.

Due to the unsafe condition of the existing structure, viewings of the site are strictly by appointment only and must be accompanied by a member of Barbers staff. Internal inspection of the house will not be permitted.

## Price

£110,000 Starting Bid

## Tenure

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## Local Authority

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## Services

We are advised that mains electricity, water and private drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## Viewing

Strictly by prior appointment with Barbers:

T: 01948 667 272 E: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

34 High Street, Whitchurch, Shropshire, TF13 1BB

## Disclaimer

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. The measurements given are approximate.

## Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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Messrs Barbers for themselves and for the vendors or lessors of this property whose Agents they are give notice: (1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any 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 the correctness of each of them. (3) No employee of Barbers has any authority to make or give any representation or warranty whatever in relation to this property. (4) All rents and prices in these particulars are subject to VAT at the standard rate where applicable.