

GUIDE PRICE  
**£20,000**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**4th November 2020**



BY ORDER OF  
**Administrators**



## Land to the north of ERF Way, Midpoint 18 Industrial Estate, Middlewich, CW10 0QJ

A freehold site totalling approximately 0.37 hectares (0.91 acres)

**Bid1.**



## Property Summary

- Freehold site
- Approximately 0.37 hectares (0.91 acres)
- Established commercial location
- Vacant possession

## Location

Middlewich lies about 28 miles south of Manchester and 20 miles north of Stoke-on-Trent. It is accessed via the A530, A533 and A54, with the latter providing access to junction 18 of the M6 motorway about 2 miles to the east of the town.

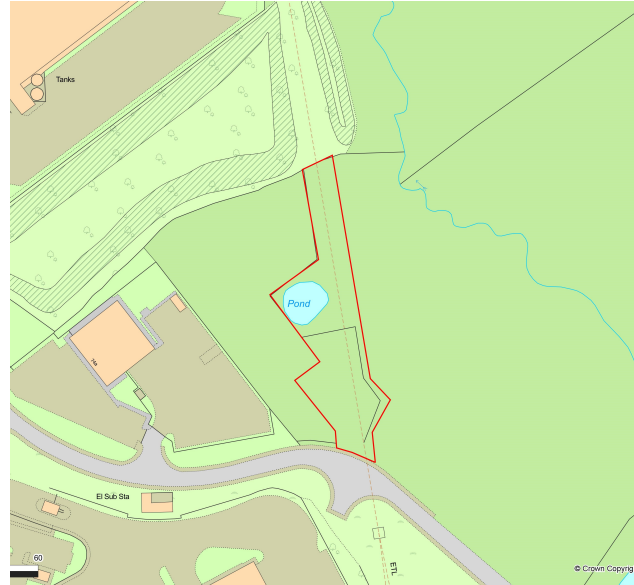
Midpoint 18 Industrial Estate is an established commercial location situated just to the east of the town centre and is accessed via Pochin Way running south from the A54 (Holmes Chapel Road). ERF Way is a continuation of Pochin Way with site lying on the north east side of the road adjacent to a new development for a gas powered electricity generation station. Nearby occupiers include Wincanton PLC.

## Description

An irregular shaped site totalling approximately 0.37 hectares (0.91 acres). The site contains a balancing pond on the western boundary and there is a right of way benefiting the owner of the adjoining property (refer to the legal pack). There are also overhead power cables running centrally over the site with associated wayleave agreements (refer to legal pack). The site may lend itself to uses such as open storage, subject to obtaining the necessary consents.

## Tenure

Freehold



## VAT

Refer to the legal pack

## EPC

Not required

## Local Authority

Cheshire East Council  
0300 123 5014  
[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

Address	Acres	Hectares
Land to the north of ERF Way	0.91	0.37

These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at [www.bidx1.com](http://www.bidx1.com)



## Contact BidX1

Simon Bailey  
[simon.bailey@bidx1.com](mailto:simon.bailey@bidx1.com)  
+44 (0)20 3929 8403