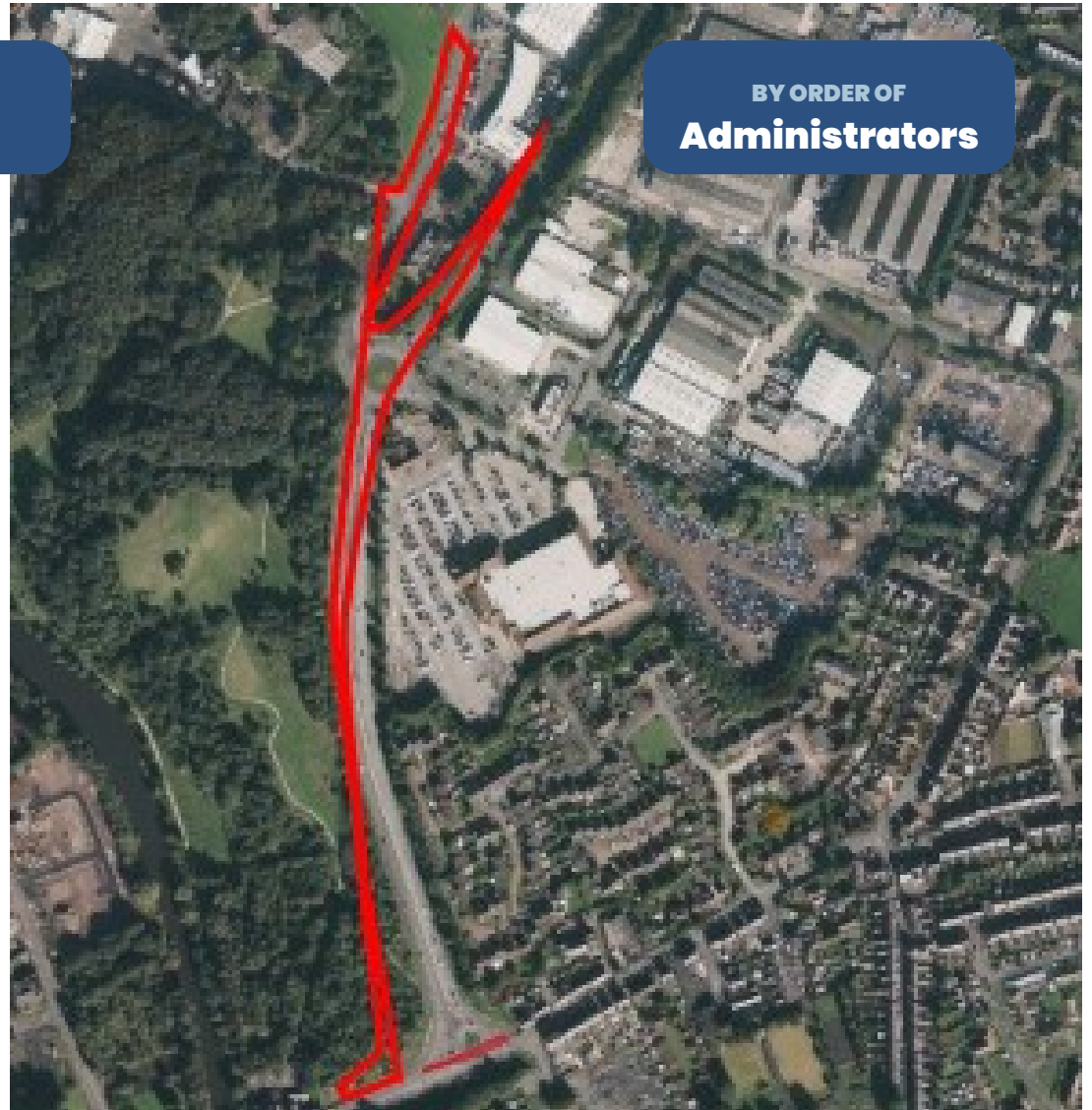
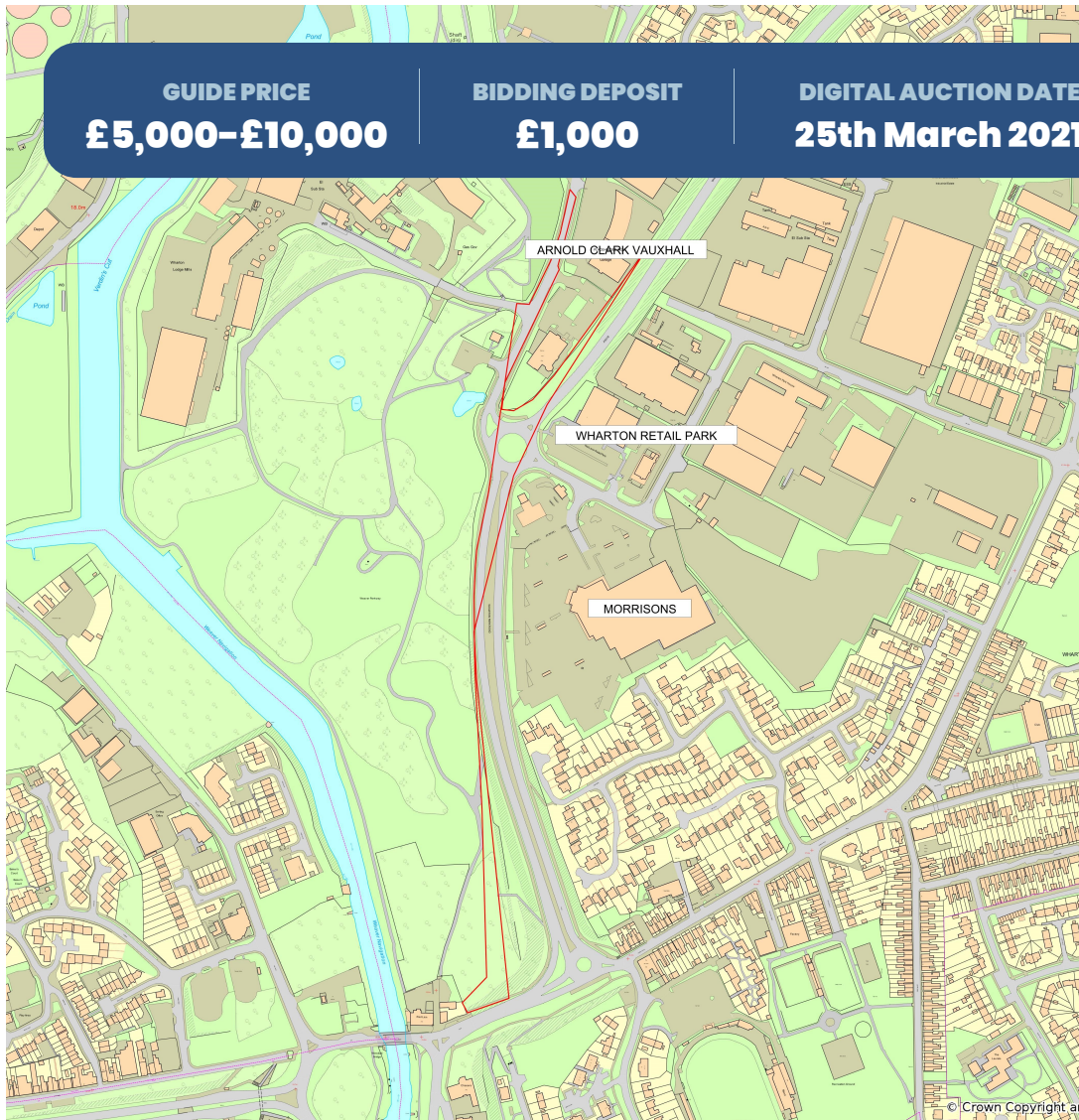


GUIDE PRICE  
**£5,000–£10,000**

BIDDING DEPOSIT  
**£1,000**

DIGITAL AUCTION DATE  
**25th March 2021**

BY ORDER OF  
**Administrators**



## Land to the North Side of Wharton Road, Winsford, CW7 3BS

Freehold land including a combination of adopted highway, grass verges and woodland

**Bid1.**

## Property Summary

- Freehold mixed parcels of land
- Includes adopted highways, grass verges & woodland
- Approximately 1.17 hectares (2.89 acres)
- Vacant possession
- **On the instructions of the Administrators**

## Location

Winsford lies about 27 miles south west of Manchester and 18 miles east of Chester and is accessed via the A54, which provides direct access to the M6 motorway at junction 18 about 6 miles to the east.

The subject property lies to the north east of the town centre running alongside and forming part of Weaver Valley Road and the A5018 (Wharton Park Road), which runs north from Wharton Road. The area is predominantly commercial with occupiers along Wharton Valley Road including Morrisons as well as Wharton Retail Park and with occupiers on Weaver Valley Road including Fords of Winsford, Wickes and Arnold Clark Vauxhall.

## Description

Mixed parcels of land including a combination of adopted highway, grass verges and woodland running adjacent to the A5018 extending to approximately 1.17 hectares (2.89 acres). A section towards the south of the property comprises approximately 0.20 hectares (0.5 acres) of woodland. The middle section of the property comprises Wharton Road (A5018), which is adopted highway and incorporates a roundabout to the north, which provides access on to Nat Lane to the east, Weaver Valley Road to the west and the A5018 to the north and south.

The most northerly section of the property comprises the adopted Weaver Valley Road, which accesses several motor dealerships including Arnold Clark and Fords of Winsford and a Wickes retail warehouse. To the north east there is a small section of land extending to approximately 0.16 hectares (0.4 acres), which adjoins the Wharton Park Stonehouse pub.

## Tenure

Freehold

## VAT

Refer to the legal pack

## EPC

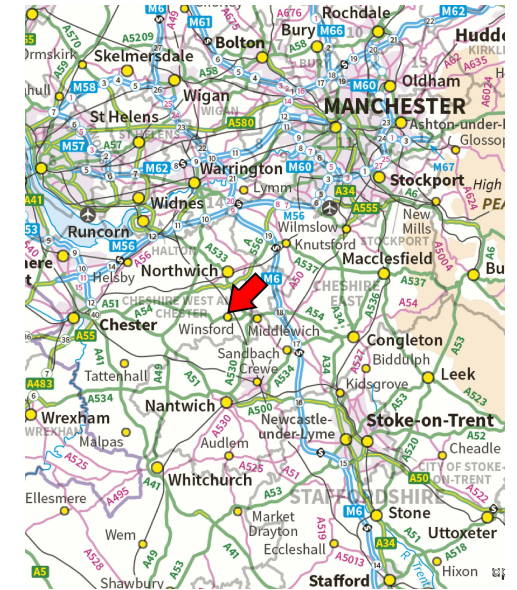
An EPC is not required

## Local Authority

Cheshire West and Chester Council  
0300 123 7027  
[www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

## Note

All plans are for identification purposes only and prospective purchasers are referred to the title plans in the legal pack.



## Joint Agent

Chris Walker - Avison Young

[chris.walker@avisonyoung.com](mailto:chris.walker@avisonyoung.com)

+44 (0)161 956 4181

## Contact BidX1

Simon Bailey

[simon.bailey@bidxl.com](mailto:simon.bailey@bidxl.com)

+44 (0)20 3929 8403



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.bidxl.com](http://www.bidxl.com)