

Eaton Fishery

Tarporely,
Cheshire,
CW6 9AT

INTRODUCTION

Eaton Fishery represents a rare opportunity to acquire a piece of relatively undeveloped land with planning permission for a fishery.

DIRECTIONS

From the M6, exit at junction 16 onto the A500 signposted Crewe. Continue for 8 miles until the Cheerbrook roundabout. Take the 3rd exit onto the A51, signposted Chester / Wrexham. Continue for 4 miles, turn right at Burford Crossroads, staying on the A51. After a further 5 miles turn right onto Brains Lane. Travel 1 mile then turn left onto Winterford Lane. After 1/4 of a mile turn right onto Oxheys Lane. Arrive at Eaton Fishery's gate on right after 100m.

THE PROPERTY

The field extends to approximately 11.5 acres of former permanent pasture. An access gate (metal wrought iron) has been erected approximately 100m along Oxheys Lane on the right hand side and an area of hard standing, extending to approximately 15m x 40m, created.

LAKES

Two lakes have been partially constructed, the outer ring of both have been dug, leaving large central islands. The spoil which has been excavated has been deposited on the islands and surrounding banks. As such further works are required to spread the soil and re-profile the channels.

***Notice** It is our understanding that there is no possibility of planning permission for a dwelling being granted in the foreseeable future.

SERVICES

We are not aware of any services being connected to the site.

AGENTS' NOTES

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Mis-Descriptions

In view of the implications of the Property Mis-Descriptions Act, we must point out that none of the services, heating equipment, fittings or appliances have been tested and no assurances can therefore be given regarding their condition/suitability.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

IMPORTANT NOTICE

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s 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.

No person in the employment of Fenn Wright has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

Viewing through appointment with Fenn Wright.

LOCAL AUTHORITY

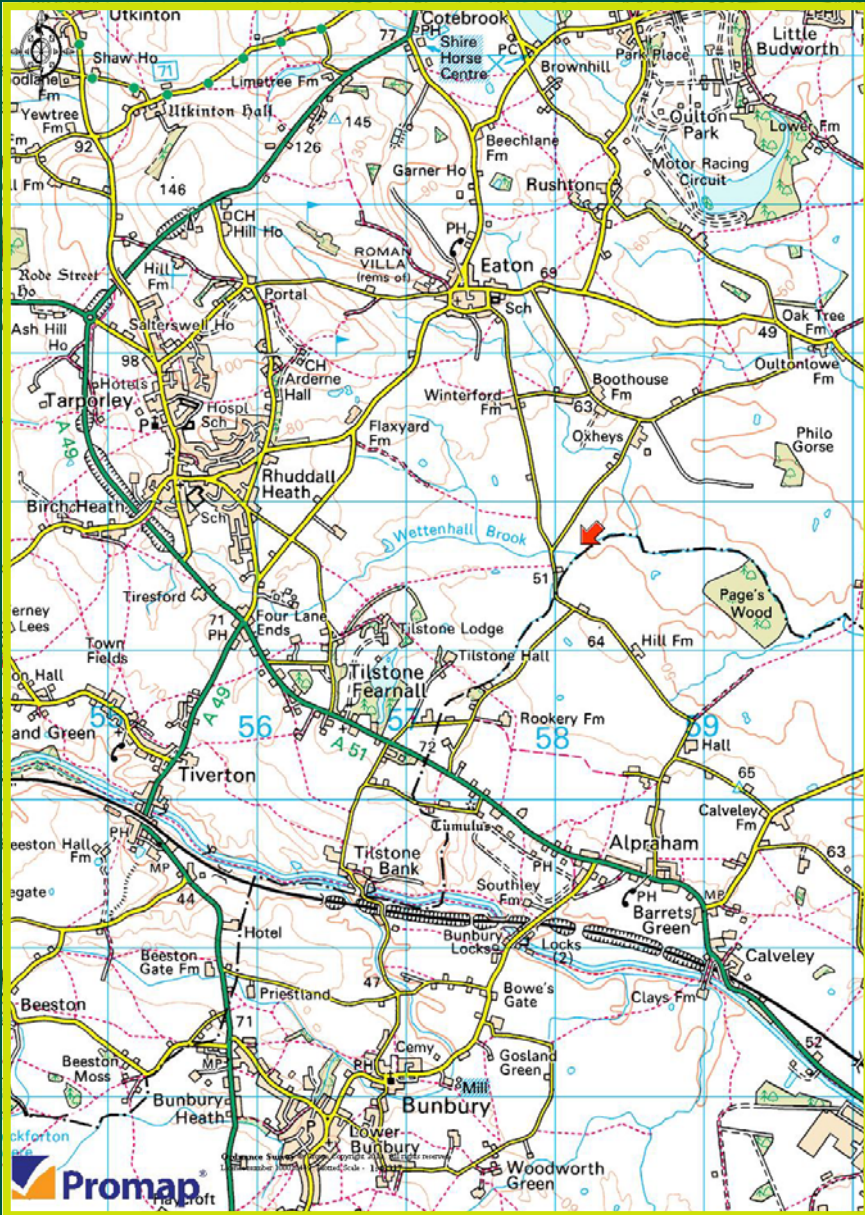
Cheshire West and Chester Council,
58 Nicholas Street,
Chester,
CH1 2NP

Particulars prepared:

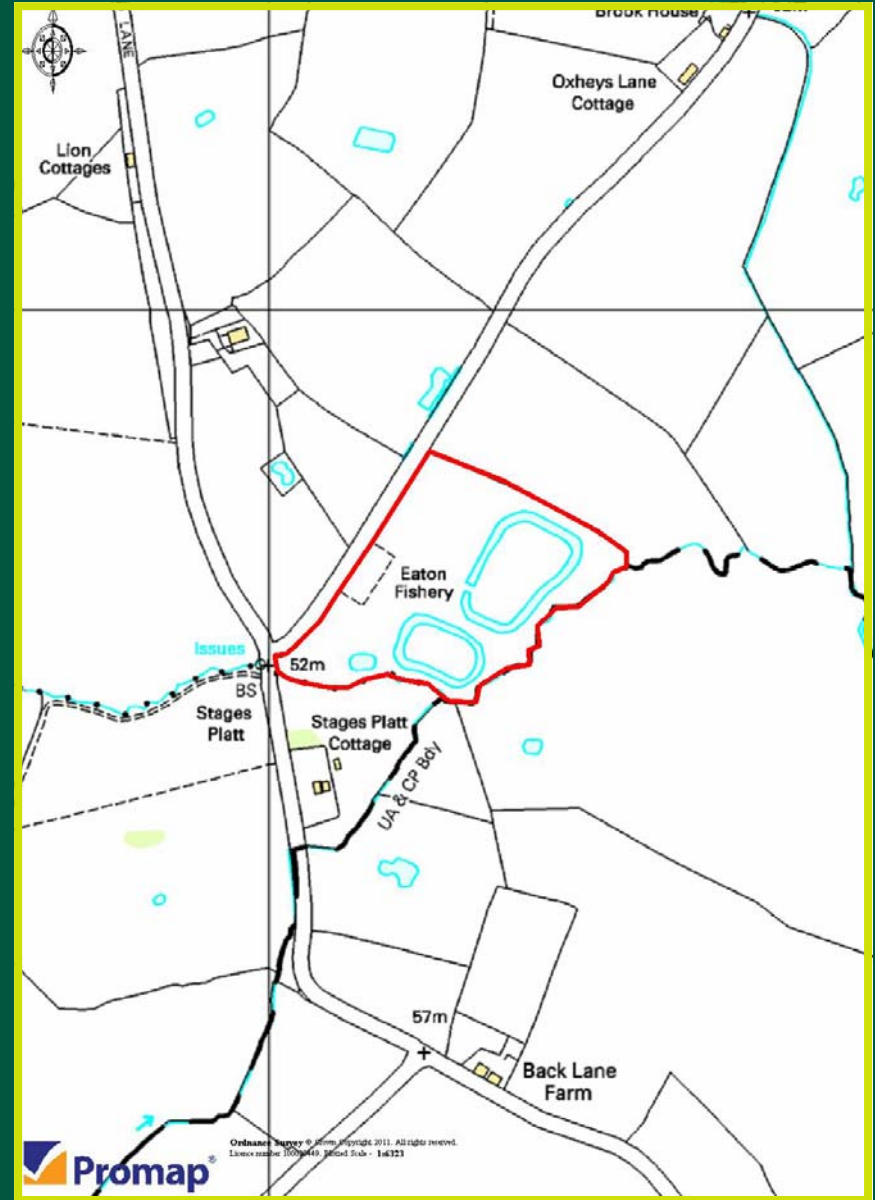
November 2011

GUIDE PRICE:

£145,000



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