

2 & 3 Coppice Cottages And A Substantial Paddock
To The Rear, Somerwood, Uffington
Shrewsbury, SY4 4RQ



A PAIR OF SEMI-DETACHED COTTAGES WITH FINE RURAL VIEWS OFFERING POTENTIAL TO EXTEND OR COMBINE, SUBJECT TO OBTAINING ANY NECESSARY PLANNING CONSENT AND/OR BUILDING REGULATION APPROVAL AND A SUBSTANTIAL PADDOCK THAT INCORPORATES A SMALL WOODED AREA

FOR SALE BY AUCTION IN 3 LOTS

(Unless previously sold)

at

**THE DE VERE DARESBUY PARK
CHESTER ROAD, DARESBUY, WARRINGTON**

on

THURSDAY 30TH JULY 2009 at 3.00pm

(Subject to Conditions of Sale, which will be available for inspection at the offices of the Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

Peacefully located along a private track in a renowned agricultural area, these attractive semi-detached cottages have been tenanted for many years and form part of the Roden Estate. They have great potential for the purchaser to create fine and individual homes in an outstanding setting. The wide plots provide scope to combine, for extension and further improvement, subject to obtaining any necessary planning permissions and/or Building Regulation approval.

Built of brick elevations under a tiled roof, the cottages have benefited from some improvements in recent years; to include sealed unit double glazed windows to most elevations and oil-fired central heating systems. Each property comprises an Entrance Lobby, Living Room large Kitchen, Bathroom and Side Porch on the ground floor, whilst on the first floor there is a Landing and three Bedrooms. Each property has an excellent side garden providing ample parking and turning space.

LOCATION

The cottages are located close to the village of Roden, which is approximately 0.6 of a mile to the east of Shrewsbury and 12 miles from Telford, where there is an access point to the M54 linking to Birmingham and to the M6. There are primary schools in the nearby villages of Upton Magna (approximately 2½ miles) and High Ercall.

DIRECTIONS

From Shrewsbury take the B5062 towards Roden travelling east through Ditherington and continue on towards Roden. At the roundabout junction with the A49 continue straight on for approximately 2.1 miles. At the crossroads signposted Rodington, turn right and proceed for 0.6 of a mile. At the next signpost for Rodington and Somerford turn left and continue for a ½ mile and then turn left just after a farmhouse "The Paddocks" into the access track, pass by the farm outbuildings. Continue to the gate and on for a further 300 yards or so and Coppice Cottages will be found on the left hand side. Please close the access gate after use.

LOT 1 – 2 COPPICE COTTAGES

ACCOMMODATION GROUND FLOOR

ENTRANCE LOBBY with door to:-

BATHROOM 6'9" x 6'7" (2.06m x 2.01m)
Panelled bath, pedestal washbasin and low-level WC, radiator.

LIVING ROOM 12'4" x 11'10" (3.76m x 3.61m)
Radiator, telephone point.

KITCHEN 15' x 8'10" widening to 12' max.
(4.57m x 2.69m widening to 3.66m)

Single drainer stainless steel sink unit, plumbing for washing machine cold fill, work surfaces, base cupboards, oil fired Grant oil fired central heating boiler, radiator. Stairs off to first floor.

FIRST FLOOR

BEDROOM 1 (front) 12'0" x 9'1" (3.66m x 2.77m)
Extensive rural views, radiator.

BEDROOM 2 (rear) 10'3" x 7'8" (3.12m x 2.34m)
Extensive rural views, radiator, airing cupboard housing insulated hot water cylinder and immersion heater.

BEDROOM 3 10'5" x 6'7" (3.18m x 2.01m)
Radiator, access to roof space.

OUTSIDE

A gated driveway provides an off road parking area. The garden is mainly lawned adjoining farmland. A dilapidated metal clad structure is situated within the garden.

LOT 2 - 3 COPPICE COTTAGES

ACCOMMODATION GROUND FLOOR

ENTRANCE LOBBY with door to:-

BATHROOM 6'9" x 6'7" (2.06m x 2.01m)
Panelled bath, pedestal washbasin and low-level WC, radiator.

LIVING ROOM 12'4" x 11'10" (3.76m x 3.61m)
Radiator, telephone point.

KITCHEN 15' x 8'10" widening to 12' max.
(4.57m x 2.69m widening to 3.66m)
Single drainer stainless steel sink unit, plumbing for washing machine cold fill, work surfaces, base cupboards, oil fired Grant oil fired central heating boiler, radiator. Stairs off to first floor.

PORCH

Radiator, light and power, door to the side.

FIRST FLOOR

BEDROOM 1 (front) 12'0" x 9'1" (3.66m x 2.77m)
Extensive rural views, radiator.

BEDROOM 2 (rear) 10'3" x 7'8" (3.12m x 2.34m)
Extensive rural views, radiator, airing cupboard housing insulated hot water cylinder and immersion heater.

BEDROOM 3 10'5" x 6'7" (3.18m x 2.01m)
Radiator, access to roof space.

OUTSIDE

There is an attractive Garden that incorporates a long drive and parking area. The garden is mainly lawned and adjoins farmland.

2 Brick Outbuildings



SERVICES

- Private water supply
- Mains electricity connected
- Drainage is to a shared septic tank

We must advise prospective purchasers that the fittings and services have not been tested. Prospective purchasers are advised to obtain their own independent reports.

TENURE

Freehold

POSSESSION

2 Coppice Cottages is sold subject to a Statutory Periodic Tenancy to Mr and Mrs Jones at a monthly rental of £495 per calendar month. Vacant possession can be obtained on service of 2 months notice to the tenants from the appropriate rent day.

3 Coppice Cottages – Vacant possession on completion

Paddock and Woodland – Vacant possession on completion

ASSESSMENTS

Telford & Wrekin Council
Council Tax – Band C

ON VIEW: Tuesdays and Saturdays 10.00am – 12.00 noon commencing Saturday 4th July 2009

LOT 3

A useful and substantial enclosure of paddock land that incorporates a small block of woodland and extends in total to 5.3 acres (2.14hectares or thereabouts) - The paddock area has not been farmed for some years and requires cultivation and has post and wire fencing to three sides.

A farm access track (over which there is a right of way) bisects the paddock and the small block (0.49 acres (0.19hectares)) of traditional broad leaved woodland. This latter area has a complete post and wire perimeter fence and contains predominantly oak and hawthorn.

Lot 3 will be sold subject to clawback on non agricultural development and will be payable on any increase in value created by planning permission for non agricultural use. It will extend over a period of 80 years at a rate of 70% of the added value.

NOTE: The sale price of the paddock and woodland will be subject to VAT at the prevailing rate.

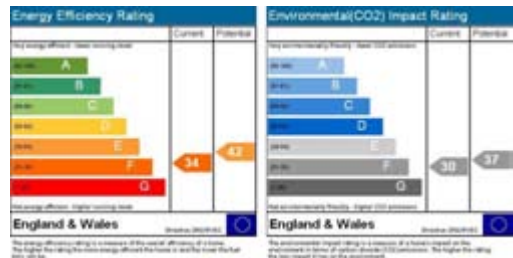


SOLICITORS:

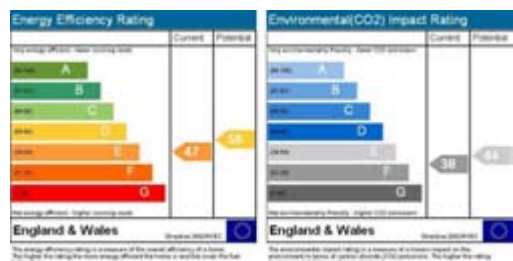
Mr Alastair Morrison
Burgess Salmon LLP
Narrow Quay House
Narrow Quay
Bristol
Avon, BS1 4AH

Tel: 0117 939 2000

Lot 1



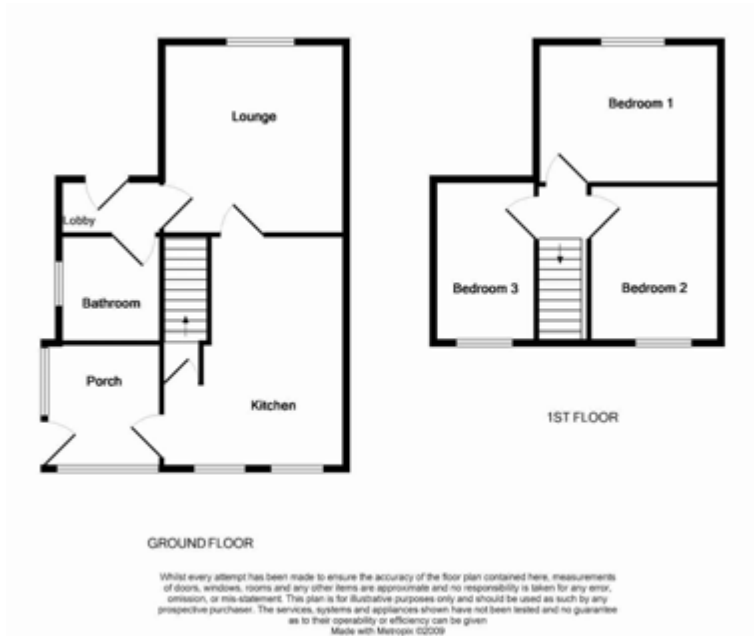
Lot 2



Lot 1



Lot 2



KNUTSFORD Tel: 01565 632618 HALE Tel: 0161 928 7762 MACCLESFIELD Tel: 01625 434111 NANTWICH Tel: 01270 625162
NORTHWICH Tel: 01606 331979 STOCKTON HEATH Tel: 01925 210021 TARPORLEY Tel: 01829 733049 WILMSLOW Tel: 01625 527181
RURAL SERVICES DEPARTMENT Tel: 01565 830395



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