



Wood Farm, Ash Parva, Whitchurch, SY13 4DU

Helping *you* move



Wood Farm, Ash Parva, Whitchurch, SY13 4DU

Starting Bid £450,000



*"If you are looking for a substantial period property in a peaceful location then this really is an opportunity not to be missed. Requiring full renovation throughout, this impressive double fronted detached house has so much potential to become a wonderful family home. It is ideal for those of you looking for a complete restoration project and the end result could be out of this world! Set on a spacious plot of just under an acre, it is conveniently situated close to the neighbouring village of Ash Magna which has a fantastic sense of community and benefits from a local inn, village hall, church, tennis court and bowling green. This fabulous property is sure to generate a lot of interest so don't miss out, call us now to book your viewing. For Sale by Modern Auction, T&C's apply. Reservation Fee Payable, there is an Undisclosed Reserve Price"*



#### 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

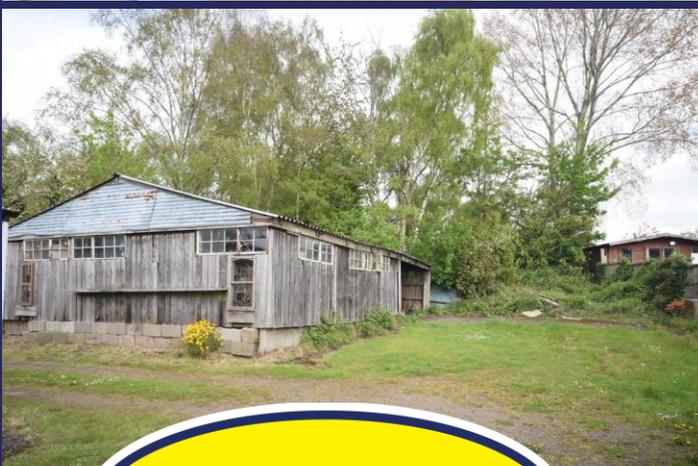
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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.



**DRAWING ROOM**  
17' 1" x 14' 0" (5.21m x 4.27m)

**SITTING ROOM**  
15' 8" x 15' 5" (4.78m x 4.7m)

**DINING ROOM**  
17' 6" x 15' 2" (5.33m x 4.62m)

**INNER HALL/LOUNGE**  
12' 4" x 7' 6" (3.76m x 2.29m)

**KITCHEN/BREAKFAST ROOM**  
25' 8" x 9' 4" (7.82m x 2.84m)

**UTILITY ROOM**  
21' 8" x 5' 9" (6.6m x 1.75m)

**BOOT ROOM**  
17' 8" x 9' 6" (5.38m x 2.9m)

**BEDROOM ONE**  
15' 2" x 13' 3" (4.62m x 4.04m)

**BEDROOM TWO**  
12' 1" x 10' 5" (3.68m x 3.18m)

**BEDROOM THREE**  
14' 4" x 11' 9" (4.37m x 3.58m)

**BATHROOM**  
11' 2" x 5' 4" (3.4m x 1.63m)

**BEDROOM FOUR**  
9' 1" x 11' 2" (2.77m x 3.4m)

**BEDROOM FIVE**  
15' 4" x 14' 1" (4.67m x 4.29m)

**BEDROOM SIX**  
15' 2" x 14' 3" (4.62m x 4.34m)

**LOFT SPACE**  
17' 1" x 12' 1" (5.21m x 3.68m)

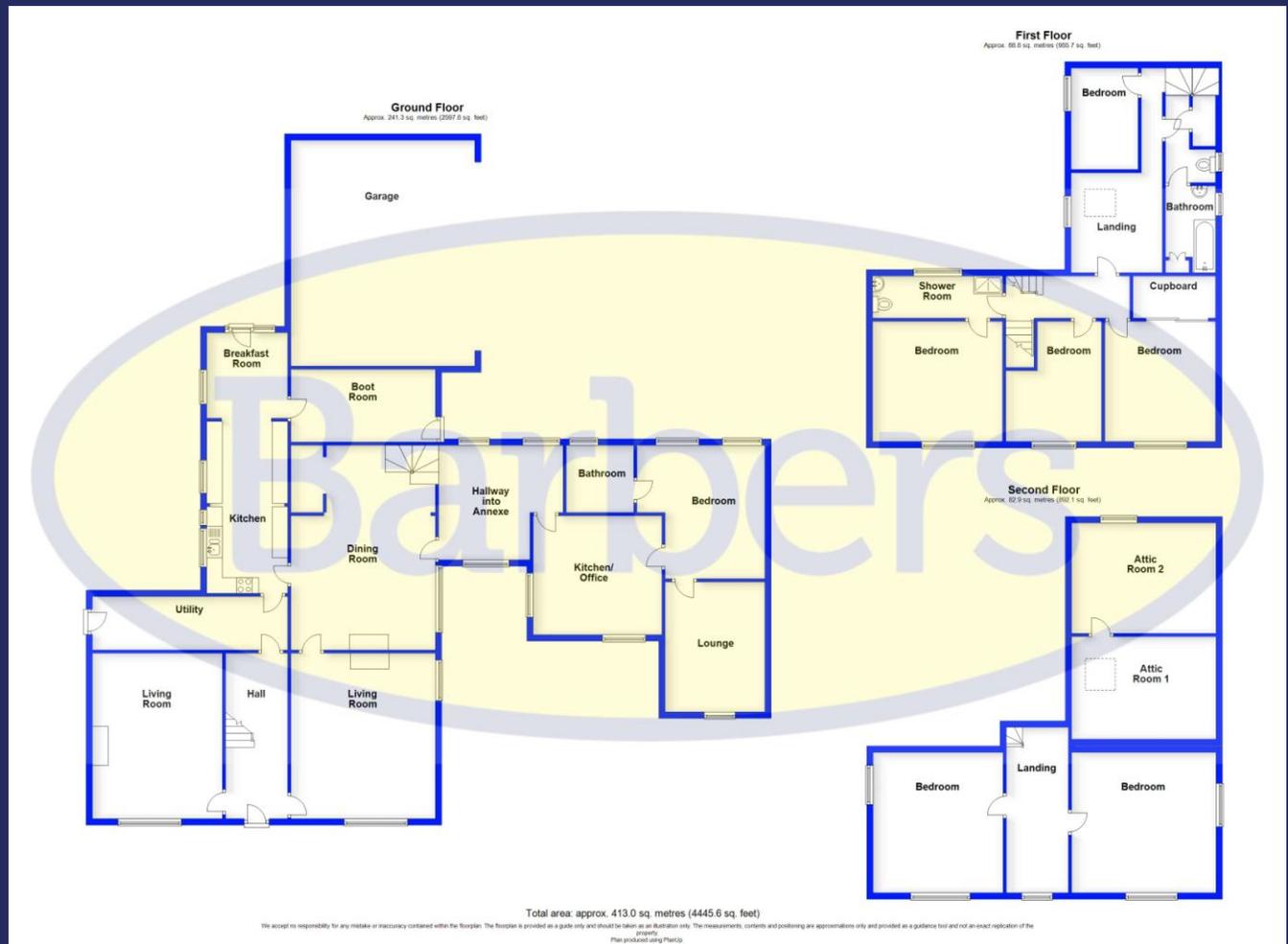
**LEAN TO ANNEXE:**  
**ROOM ONE**  
12' 6" x 11' 7" (3.81m x 3.53m)

**ROOM TWO**  
11' 1" x 14' 0" (3.38m x 4.27m)

**ROOM THREE**  
7' 6" x 7' 4" (2.29m x 2.24m)

**TIMBER OUTBUILDING**  
39' 6" x 24' 0" (12.04m x 7.32m)

**ATTACHED BRICK OUTBUILDING**  
23' 0" x 21' 4" (7.01m x 6.5m)



Helping *you* move



## 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

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## SERVICES

We are advised that mains electricity and drainage are available. Oil central heating. We are advised that the water supply is via a well and the pump is located in the neighbouring farmer's field. 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.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request

## VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272  
whitchurch@barbers-online.co.uk

## HOW TO FIND THIS PROPERTY

From Whitchurch centre take the A525 towards Nantwich. Turn right at the first roundabout and then left signposted Ash, Ightfield, Calverhall. Proceed through the village of Ash Magna and travel towards Ightfield and Calverhall. Continue on then bear left signposted 'No Through Road' where the property can be found after a short distance on the left hand side.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## METHOD OF SALE

Modern Method of Auction  
**WH18852070821230821261121**



**WHITCHURCH**  
34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272  
Email: whitchurch@barbers-online.co.uk  
www.barbers-online.co.uk

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**