

FOR SALE BY AUCTION



CLAYFIELDS, CHECKLEY LANE, CHECKLEY, NANTWICH, CW5 7QA

- **Compact Dormer Bungalow with Massive Potential**
- **Delightful Rural Setting in 1 Acre Plot**
- **Large Ornamental Duck Pond Set with Mature Willow and Monkey Puzzle Trees**
- **Extensive Range of Outbuildings to Enhance a Planning Application**

**To Be Offered For Sale By On-Line Auction
(Subject to Conditions and If Not Sold Prior)
Tuesday 15th June 2021**

AUCTIONEER'S GENERAL NOTE

Built in 1964, to a basic and economical design, this detached dormer bungalow now offers an amazing and rare opportunity to create a distinctive residence that will compliment the rural location and its picturesque duck pond setting.

The prospects for such a scheme, subject to planning permission, are aided by the 3,900 ft.² of existing ancillary buildings on site, together with the floor area of the present dwelling at just over 950 ft.²

There can be few properties with this amount of potential within the catchment area of Nantwich, South Cheshire's popular market town, which lies just 8 miles away.

Inspection is strongly recommended.

DIRECTIONS

Checkley Lane runs off the A51 Woore to Nantwich Road from Bridgemere Crossroads. The junction is just over a mile north of Bridgemere Garden World.

Follow the lane for approximately ½ mile and Clayfields will be found on the left-hand side.

DESCRIPTION

The existing property is brick built beneath a pitched, concrete tiled roof and offers the following accommodation:-

Side Entrance Conservatory:- 13' 2" x 4' 11" (4.01m. x 1.50m.)

Central Hall:- 9' x 8' 7" (2.7m. x 2.6m.) with staircase leading off.

Lounge:- 16' 1" x 10' 8" (4.9m. x 3.25m.) with feature brick fireplace incorporating an open hearth. Electric night storage heater.

Dining Room:- 11' 10" x 11' 5" (3.6m. x 3.5m.) with electric night storage heater.

Kitchen:- 9' 7" x 11' 10" (2.9m. x 3.47m.) fitted with stainless steel twin bowl sink unit, base and wall cupboards.

Bedroom No. 1:- 10' 11" x 11' 9" (3.33m. x 3.58m.), with corner shower cubicle which has a Galaxy Power Shower. Electric night storage heater.

Bedroom No. 2:- 10' 10" x 11' 9" (3.3m. x 3.58m.), with electric night storage heater.

Bathroom/WC:- 7' 3" x 8' 11" (2.21m. x 2.72m.), containing a panelled bath, pedestal wash hand basin, low flush WC and chrome towel rail.

First Floor:-

Bedroom No. 3:- "L" shaped and being 7' 1" x 9' 9" plus 4' x 9' 10". (2.2m. x 2.9m. plus 1.2m. x 2.99m.)

Bedroom No. 4:- 9' 5" x 13' 5" (2.8m. x 4.09m.)

The Outbuildings comprise:-

Steel, timber and Perspex range of **Carport, Office, Store and Garage** (43' x 34') (13.1m. x 10.36m.)

Garden Shed:- 12' 2" x 8' 2" (3.71m. x 2.54m.)

Garage:- 18' 6" x 8' 4" (5.6m. x 2.54m.)

Timber and corrugated iron range of **Garages:-** 63' x 18' 6" (19.20m. x 5.64m.)

Timber and corrugated iron **Garage:-** 21' x 32' 9" (6.4m. x 9.98m.)

Open fronted **Garage:-** 12' 6" x 18' (3.81m. x 5.55m.)

2 Bay telegraph pole and corrugated iron open fronted **Garage**.



The plot overall extends to approximately 1 acre which allows ample scope for a landscaping Scheme to capture the idyllic countryside location



SERVICES

We understand the property is connected to mains water and electricity. Drainage is to a private septic tank. The current system of heating is via electric night storage heaters, as the central heating boiler has been removed but the hot water radiators and chrome towel rail remain in situ.

TENURE

We understand the property is to be sold freehold with vacant possession.

TOWN AND COUNTRY PLANNING

Any proposed development scheme will require planning permission from Cheshire East Council and prospective purchasers should make their own planning enquiries before purchasing. A Pre Application opinion has been obtained from Cheshire East Council which can be viewed on the selling agent's website

LOCAL AUTHORITY

Cheshire East Council, c/o Municipal Buildings, Earle Street, Crewe CW1 2BJ. Telephone No. 0300 123 5500.

COUNCIL TAX

The property has a Council Tax Band of F.

EPC

Certificate number 8124-7522-3459-1059-3902 (/energy-certificate/8124-7522-3459-1059-3902)

VIEWING

By appointment through the agent's Stone Offices. Please telephone 01785 850866.

SOLICITORS

Messrs Hall Smith Whittingham
1, Dysart Buildings
Nantwich CW5 5DP
(Telephone No. 01270 610300)



CONDITIONS OF SALE

The Conditions of Sale will be available on line through the Auctioneers and the Vendor's Solicitors seven days prior to the auction by prior arrangement. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to either there or in the sales particulars. An administrative charge of £250 (including VAT) per lot will be payable by the purchaser to the auctioneers on the fall of the hammer.

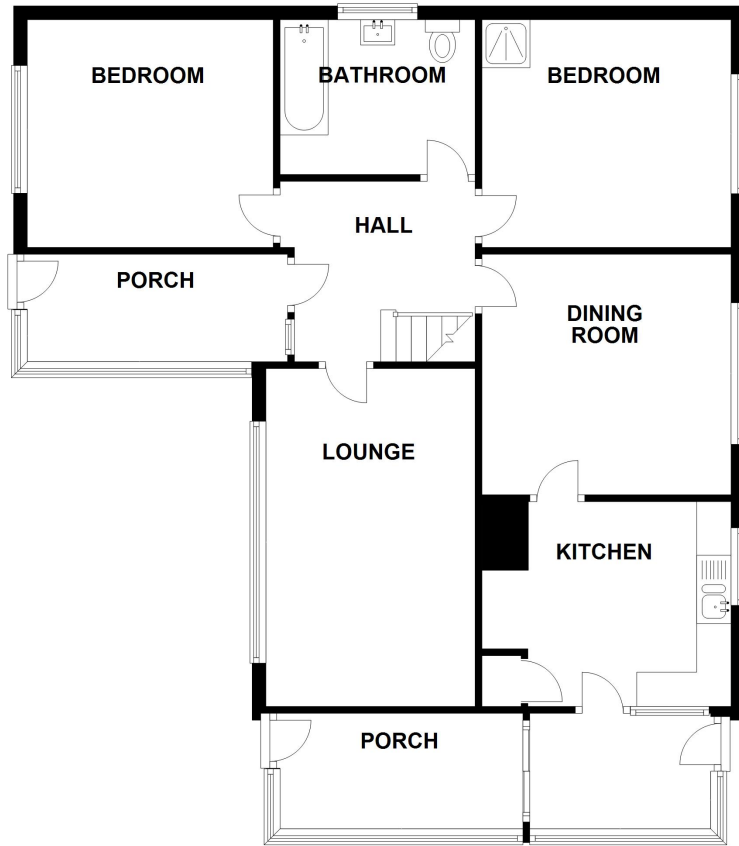
ONLINE AUCTION

Prospective purchasers are encouraged to read the selling agent's online auction guide which is available on the website.

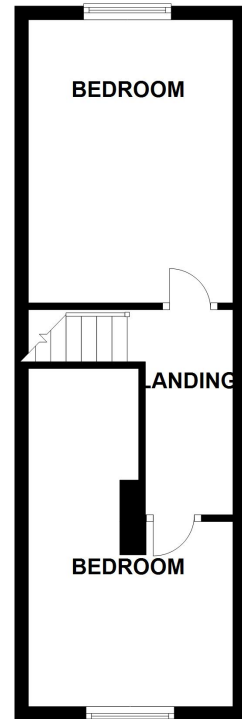
PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser 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. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
APPROX. 1037.5 SQ. FEET



FIRST FLOOR
APPROX. 321.0 SQ. FEET



TOTAL AREA: APPROX. 1358.5 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy performance certificate (EPC)

CLAYFIELDS
CHECKLEY LANE
CHECKLEY
CW5 7QA

Energy rating

F

Valid until 13 April 2031

Certificate number

2161-8211-1551-2596-5545

Property type

Detached house

Total floor area

108 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	36 F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, coal	Poor

Feature	Description	Rating
Main heating	Electric storage heaters	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Main heating control	Manual charge control	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 42% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 475 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

14.0 tonnes of CO₂

This property's potential production

7.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 6.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (36) to D (67).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£328

Potential rating after carrying out recommendation 1

44 | E

Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£206

Potential rating after carrying out recommendations 1 and 2

50 | E

Recommendation 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£20

Potential rating after carrying out recommendations 1 to 3

50 | E

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

£35

Typical yearly saving

£40

Potential rating after carrying out recommendations 1 to 4

51 | E

Recommendation 5: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£97

Potential rating after carrying out recommendations 1 to 5

54 | E

Recommendation 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£120

Potential rating after carrying out recommendations 1 to 6

58 | D

Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£350

Potential rating after carrying out recommendations 1 to 7

67 | D

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£2186

Potential saving

£810

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

17461 kWh per year

Water heating

3449 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Cavity wall insulation	3417 kWh per year
------------------------	-------------------

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Robert Horton

Telephone

01782610546

Email

robh@firstpropertyservices.co.uk

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK300673

Telephone

0333 123 1418

Email

Assessment details

Assessor's declaration

No related party

Date of assessment

14 April 2021

Date of certificate

14 April 2021

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

Certificate number

[8124-7522-3459-1059-3902 \(/energy-certificate/8124-7522-3459-1059-3902\)](#)

Valid until

2 December 2024
