

# Wright-Manley

Surveyors. Land & Estate Agents. Auctioneers & Valuers

3 High Street,  
**ARPORLEY,**  
Cheshire CW6 0DR  
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6/8 Watergate Street,  
**CHESTER,**  
Cheshire CH1 2LA  
Tel: (0244) 317833  
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126 Nantwich Road,  
**CREWE,**  
Cheshire CW2 6AU  
Tel: (0270) 255396  
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56 High Street,  
**NANTWICH,**  
Cheshire CW5 5RP  
Tel: (0270) 625410  
& (0270) 625119

16 Watergate,  
**WHITCHURCH,**  
Shropshire SY13 1DX  
Tel: (0948) 2281  
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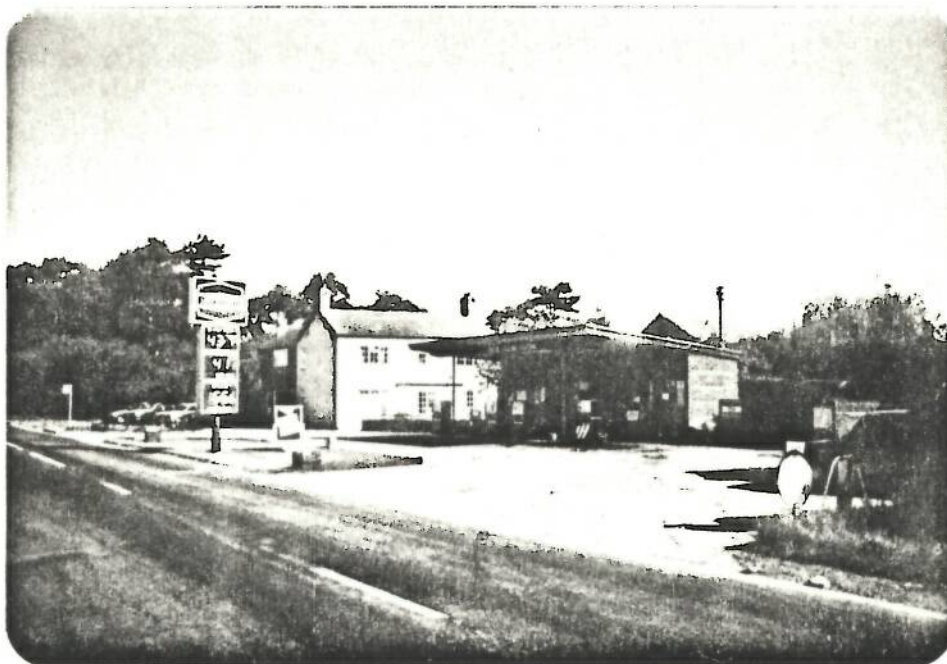
2 High Street,  
**WEM,**  
Shropshire SY4 5AA  
Tel: (0939) 32471

Drake House,  
High Street,  
**MALPAS SY14 8NR**  
Tel: (0948) 860053  
& (0948) 860054

03L07743

SOUTH CHESHIRE

## LEA GREEN FILLING STATION OVER ROAD CHURCH MINSHULL NANTWICH CHESHIRE



FOR SALE AS A GOING CONCERN OR DEVELOPMENT SITE  
WITH OUTLINE PLANNING PERMISSION FOR  
TWO DETACHED DWELLINGS  
TOGETHER WITH EXISTING **FOUR BEDROOMED HOUSE**  
AND GARDENS EXTENDING IN ALL TO **0.7 ACRES** OR THEREABOUTS  
AS A WHOLE OR IF UNSOLD IN TWO SEPARATE LOTS.

**FOR SALE BY PUBLIC AUCTION**

(Subject to Conditions and Prior Sale)

ON THURSDAY, 27th SEPTEMBER, 1990

AT THE CROWN HOTEL, NANTWICH.

at 7 p.m.

SOLICITORS: Mr S Masters, Timperley & Co.,  
Westminster Buildings, 1 Mill Street, Crewe. Tel: 0270 212403

Sale Particulars of the freehold holding known as:

LEA GREEN FILLING STATION  
OVER ROAD  
CHURCH MINSHULL  
NANTWICH  
CHESHIRE

TOGETHER WITH GARDENS EXTENDING TO 0.7 ACRES OR THEREABOUTS

Set within the confines of Church Minshull village Lea Green Filling Station comprises a substantial detached house with side access from Lea Green Lane, set in mature gardens and four pump petrol filling station with access from the main thoroughfare of Over Road. The filling station site has the benefit of outline planning permission for two detached dwellings. A copy of the relevant planning consent is enclosed.

Situate in the heart of rural Cheshire, yet most conveniently positioned for commuting to surrounding centres of trade and commerce. The house is of brick rendered elevations under a tiled and part flat felt roof, being reasonably maintained and comprising:

<u>FRONT PORCH</u>	8'2" by 5', ceiling light, tiled floor.
<u>RECEPTION HALL</u>	ceiling light, central heating radiator, ample power points, telephone point.
<u>LOUNGE</u>	15'6" by 10'8", feature bay window, ceiling light, central heating radiator, rustic brick fire surround, tiled hearth, solid fuel fireplace, t.v. point, ample power points.
<u>DINING ROOM</u>	14'8" by 12'3", ceiling light, feature bay window, central heating radiator, slate hearth and surround, solid fuel fireplace ample power points.
<u>DINING KITCHEN</u>	19'2" by 14', two fluorescent strip lights, stone fire surround, solid fuel fireplace, central heating radiator, <u>dated fitted kitchen</u> with green facings and grain effect work surfaces, stainless steel double drainer sink unit, triple floor mounted unit, five double floor mounted units, breakfast bar, ample power points, two cooker point.
<u>UTILITY ROOM</u>	15'6" by 8'8", ceiling light, plumbing for automatic washing machine, Belfast sink, quarry tiled floor, central heating radiator.

OFFICE/STUDY

18'1" by 12'7", ceiling light, ample power points, separate office partition.

BOILER ROOM

15' by 8', Potterton oil fired boiler providing domestic hot water and central heating, wall mounted wash hand basin, ceiling light, central heating programmer.

Stairs ascend from Reception Hall to ...

FIRST FLOOR

LANDING

ceiling light, power points.

BEDROOM 1

18'1" by 12'7", ceiling light, two central heating radiators, t.v. point, ample power points, aluminium double glazing, access point to insulated loft.

BEDROOM 2

15' by 13'5", ceiling light, central heating radiator, ample power points.

BEDROOM 3

15'7" by 12'7", ceiling light, central heating radiator, ample power points, t.v. point.

BEDROOM 4

12'6" by 10', ceiling light, central heating radiator, ample power points.

SEPARATE WC

ceiling light, Alpine Blue low level w.c., wall mounted wash hand basin.

BATHROOM

ceiling light, central heating radiator, Alpine Blue suite comprising panelled bath, pedestal wash hand basin, airing cupboard, lagged cylinder and electric immersion heater, access point to insulated loft.



VIEW FROM FRONT ELEVATION

## **EXTERIOR**

The dwelling stands within grounds extending to 0.7 acres or thereabouts which are mainly laid to lawn with occasional mature trees and incorporate the following.

### **1. PETROL FORECOURT AND KIOSK**

#### **FORECOURT**

The petrol forecourt gives semi-circular two way access onto Over Road. The forecourt is laid mainly to tarmac with concrete slab in petrol filling area.

#### **PETROL/DIESEL**

- 1 underground 3,000 gallon four star petrol tank.
- 1 underground 1,000 gallon unleaded petrol tank.
- 1 above ground 1,000 gallon diesel tank.

#### **OPERATIONAL PUMPS**

Four Vedeer Root filling pumps in working condition. This equipment is owned by the Vendor and is included in the sale.

### **DETACHED BRICK KIOSK - 33' by 8'6" (external).**

The detached brick kiosk accommodates

- 1. Single W.C.
- 2. Store Room.
- 3. Retail Sales Area.

The kiosk is in the immediate proximity of the pumps. A canopy from the kiosk to the pumps forms an all weather filling facility.

### **2. DETACHED BRICK AND ASBESTOS OUTBUILDING**

Two storey section 38' by 16'6".  
Single storey section 19' by 8'6".

### **3. DETACHED BRICK AND TILE OUTBUILDING**

Two storey section 28' by 18'.  
Single storey section 22'6" by 15'

### **4. DETACHED ASBESTOS AND BRICK NISSEN HUT - 38' by 18' with concrete floor and power and light.**

### AGENTS NOTES

With regard to the filling station the Vendor has supplied the following information.

A. The previous petrol supply contract with Burmah has expired. Burmah are presently supplying the station with "spot market" price petrol. Burmah and several petrol companies have shown interest in entering into a supply contract and we believe a substantial premium can be negotiated to which the Vendor is willing to supply details to interested parties.

B. Forecourt car sales are an important existing use. Spaces for up to 30 cars for sale can be accommodated.

C. Interested parties can have sight of accounts with the Vendors permission.

### DEVELOPMENT SITE

For convenience of prospective purchasers all the relevant documents are enclosed, which are self explanatory.

### GENERAL REMARKS AND STIPULATIONS

The Auctioneers have been favoured with instructions to offer Lea Green Filling Station, Over Road, Church Minshull, Nantwich, Cheshire for sale by Public Auction on behalf of Mr and Mrs J Campbell.

Lea Green Filling Station provides a rare opportunity to purchase an existing business with living accommodation, or alternatively a substantial four bedroomed detached house with development site for two detached houses.

With panoramic views across unspoilt Cheshire countryside located within the confines of the prestigious village of Church Minshull, it has easy access to the M6 motorway being approximately ten minutes drive away. Manchester Airport 40 minutes away, Nantwich five miles, Winsford three miles, and Crewe seven miles.

### MODE OF OFFERING

LOT ONE outlined in red on enclosed plan.

The entire holding.

In the event of the entire holding remaining unsold.

## **LOT TWO**

The existing farm house and land extending to boundary marked A - B, C - D on the enclosed sale plan, coloured blue on enclosed plan.

## **LOT THREE**

The Development Site extending to boundary C - D, E - F on the sale plan, coloured yellow on enclosed plan.

## **OUTBUILDINGS AND DEMOLITION RESPONSIBILITIES**

In the event of Lot 2 being the only lot sold, it will be the purchasers responsibility to demolish the outbuilding detailed G on the proposed plan. The purchaser shall leave the outbuilding site clear and level within one month after completion.

In the event of Lot 3 being the only lot sold, it will be the purchasers responsibility to demolish the outbuilding detailed G on the proposed plan. The purchaser shall leave the outbuilding site clear and level within one month after completion.

In the event of Lot 2 and Lot 3 being sold to separate purchasers it will be the responsibility of the purchaser of Lot 3 to demolish the outbuilding detailed G on the proposed plan. The purchaser shall leave the outbuilding site clear and level within one month after completion.

## **BOUNDARY AND BOUNDARY RESPONSIBILITIES**

In the event of Lot 3 being sold to a separate purchaser it will be the purchasers responsibility to comply with the planning conditions set out in Condition 7 in the enclosed outline planning consent and furthermore within three months after completion the purchaser shall erect and define the boundary C - D in accordance with condition 7 of the enclosed outline planning consent.

## **LOCAL AUTHORITIES**

Crewe and Nantwich Borough Council, Delamere House, Delamere Street, Crewe (Tel: 0270 583191)  
Cheshire County Council, County Hall, Chester (Tel: 0244 602424)  
North West Water Authority, Weaverham Grange, Hartford (Tel: 0606 74422)  
M.A.N.W.E.B., Macon Way, Crewe (Tel: 0270 257500)

## **SERVICES**

Mains water and electricity. **Septic tank drainage.** Oil fired central heating with 600 gallon storage tank. Telephone subject to usual British Telecom agreement.

### EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The property is sold subject to all existing electricity and other easements, and all existing rights of way, whether specified or otherwise.

### OS SHEET AREAS

The Sale Plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

### SALE CONDITIONS AND CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers Offices, 126 Nantwich Road, Crewe also at the Solicitors Messrs Timperley & Co., Westminster Buildings, 1 Mill Street, Crewe during normal office hours in the 14 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of the contents.

### INSPECTION

By appointment with the Agents.

### TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of Sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may be or come to be in force and also subject to any Statutory Provision or Bye Law, without obligation on the part of the vendor to specify them.

### TENURE AND POSSESSION

Freehold. Vacant possession on completion.

### SALE DATE AND VENUE

The Auction will be held on Thursday 27th September, 1990 at The Crown Hotel, Nantwich at 7pm.

### SURPLUS FURNISHING AND EQUIPMENT AUCTION SALE

The Vendor reserves the right to hold a sale of surplus household and garage furnishings without being held responsible for any damage caused thereby. The right is further reserved up to the date of completion to remove

any item, excluded from the sale of the freehold property,  
which will be sold in the pre mentioned sale.

**DO YOU NEED A MORTGAGE? - THEN ACT NOW.**

We are able to offer a full range of Independent Financial  
Advice to include the following:

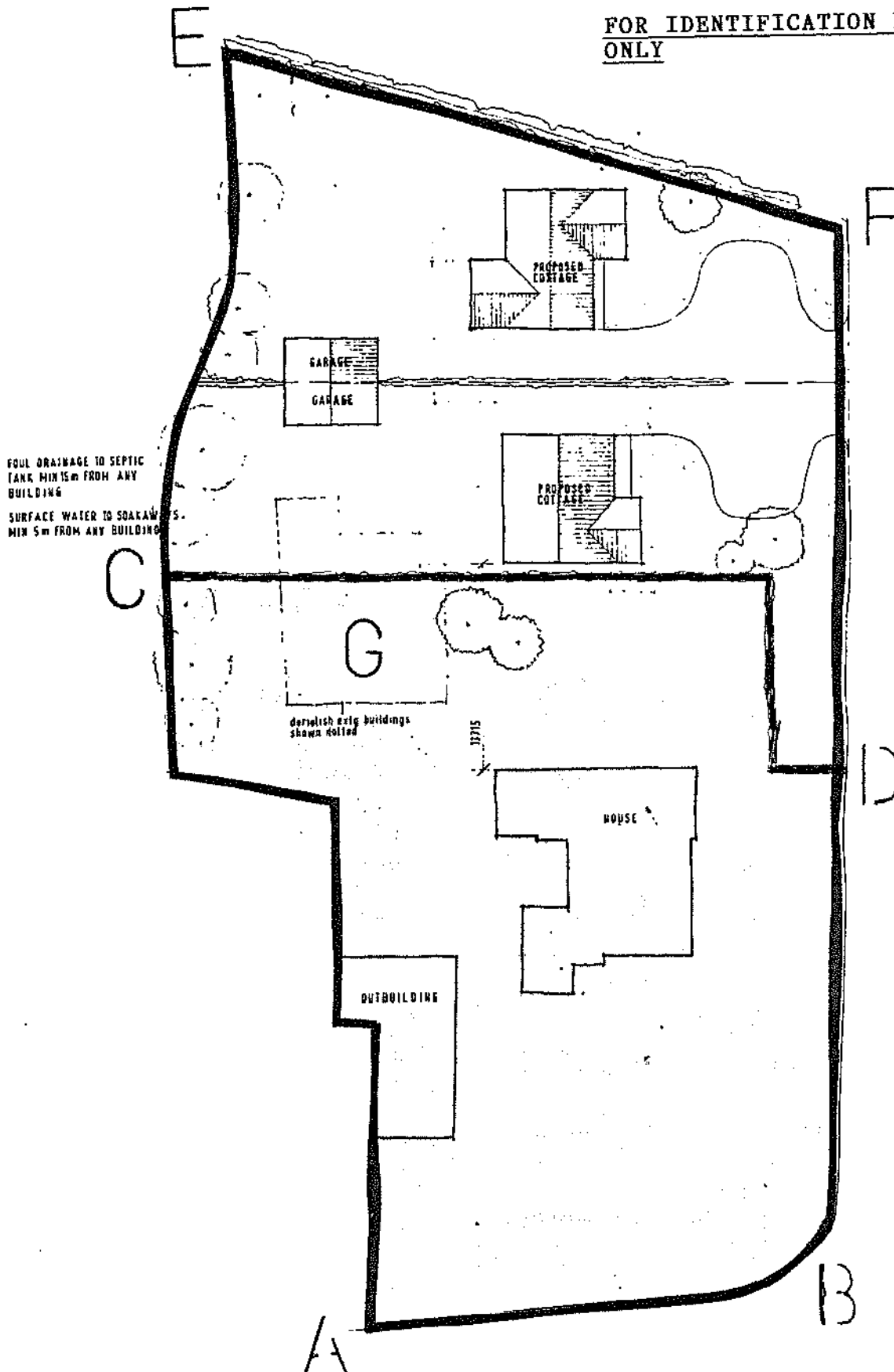
Pensions  
Mortgages  
Investments  
Savings

Life Assurance  
House Contents Insurance  
Sickness and Accident Insurance  
Private Health Insurance

For immediate confidential attention, with no obligation, please  
contact your local WRIGHT MANLEY office or direct to the  
Financial Services Department on Chester (0244) 342342. This  
department is regulated by the LAW SOCIETY in the conduct of  
Investment Business. (Full written details on request)..

# PROPOSED

FOR IDENTIFICATION PURPOSES  
ONLY

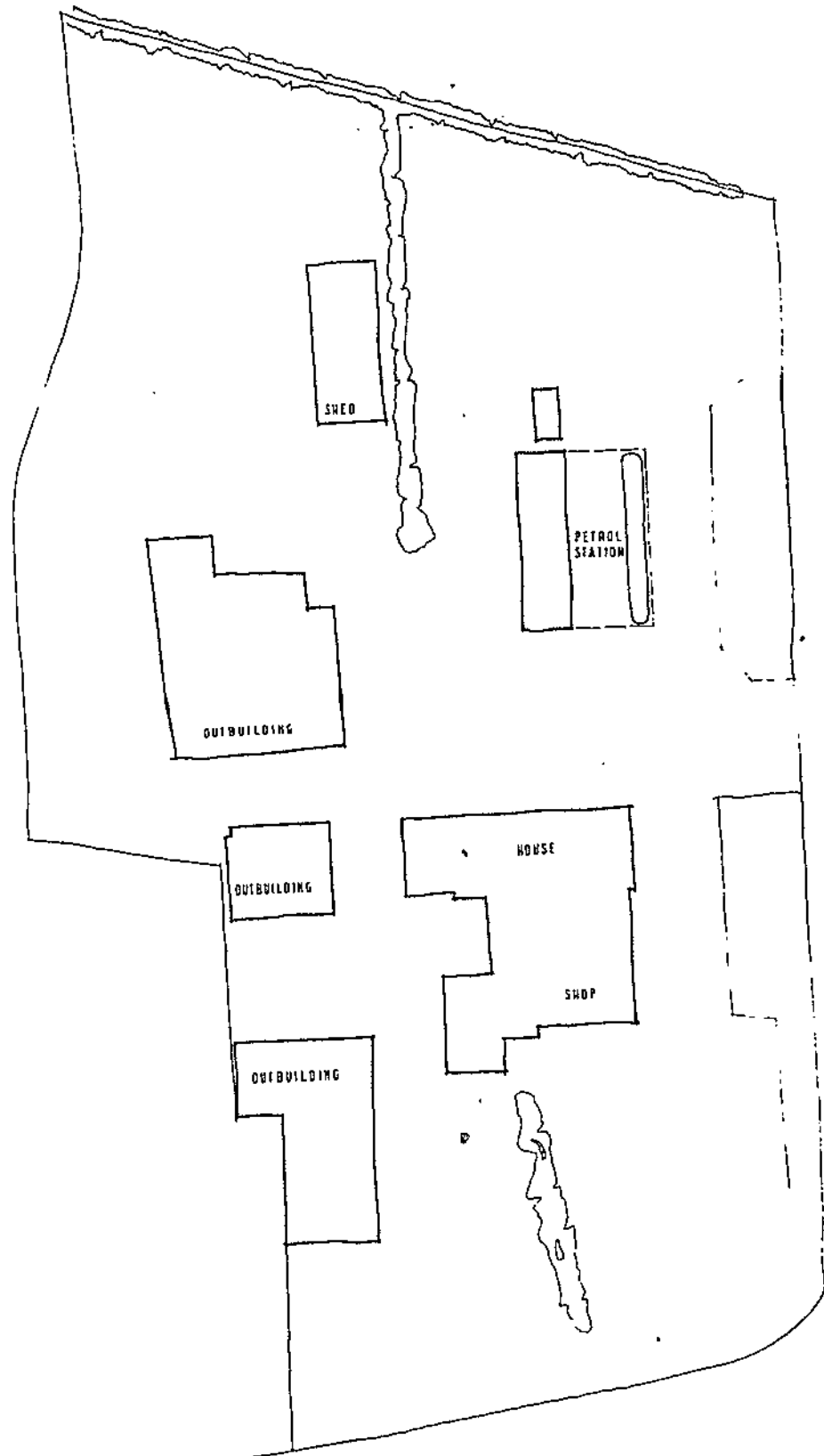


**GROUND**

NOT TO SCALE

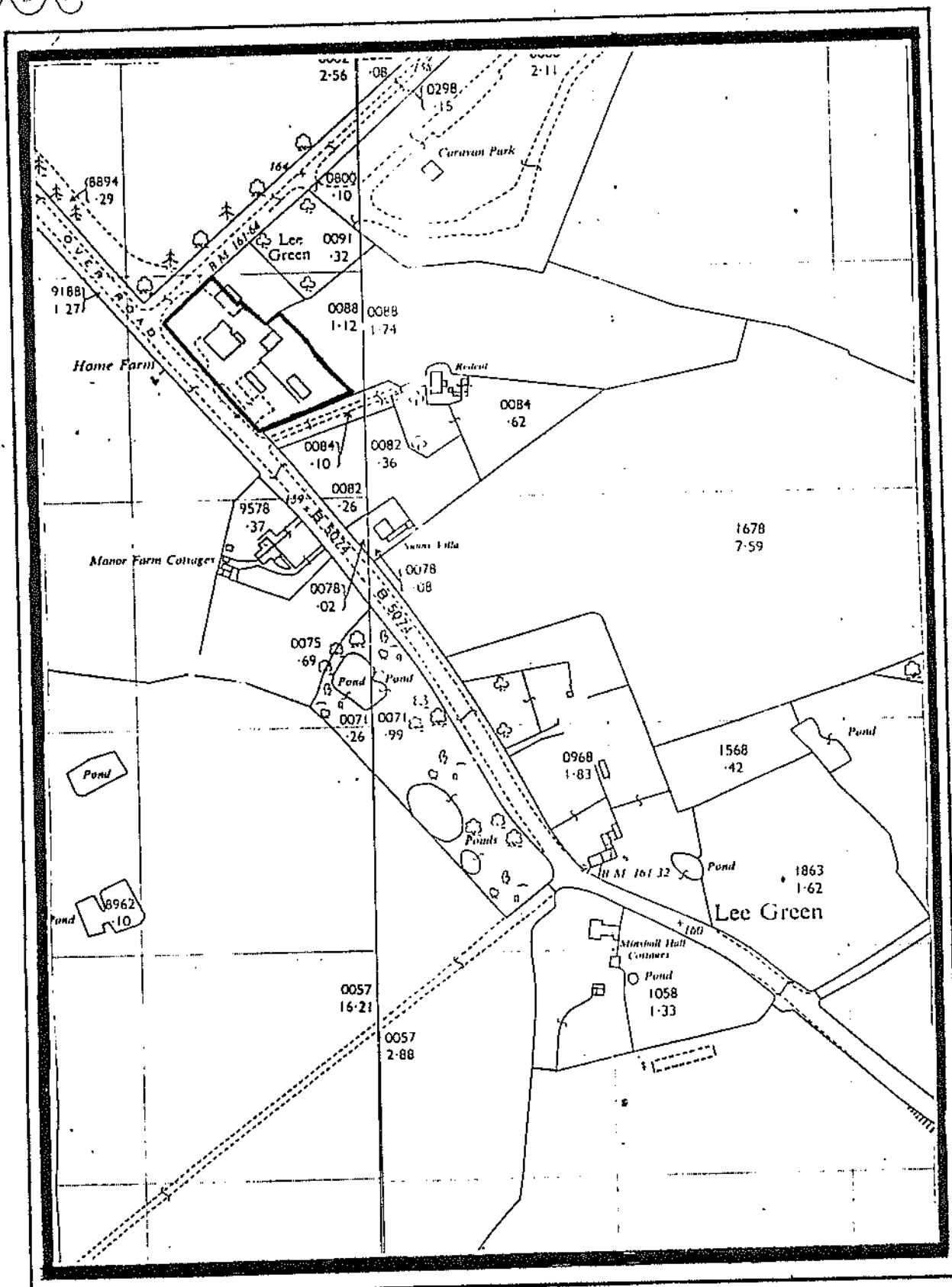
# EXISTING

FOR IDENTIFICATION PURPOSES ONLY



**GROUND**

NOT TO SCALE



Crown copyright reserved,  
For identification purposes only.

SJ 6561 - 6661

63 High Street,  
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Tel: (0829) 732151  
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6/8 Watergate Street,  
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Tel: (0939) 32471

Drake House,  
High Street,  
**MALPAS SY14 8NR**  
Tel: (0948) 860053  
& (0948) 860054

CREWE AND NANTWICH BOROUGH COUNCIL  
**Town and Country Planning  
Acts 1971 and 1972**

**Town and Country Planning  
General Development Orders**

To Stewart L Thorley  
Building Plans & Design  
37 Nantwich Road  
Crewe

Particulars of Development OUTLINE APPLICATION FOR 2 NO DETACHED DWELLINGS AND  
GARAGES, ON SITE OF PETROL STATION, LEA GREEN GARAGE,  
OVER ROAD, CHURCH MINSHULL, NANTWICH, FOR MR J CAMPBELL

In pursuance of their powers under the above Acts, the Council hereby  
PERMIT the above development to be carried out in accordance with the  
application and accompanying plans submitted by you in accordance with the  
General Development Orders, subject to compliance with the conditions  
specified hereunder:—

1. The subsequent approval by the local planning authority before  
development commences of the siting, design and external appearance of  
the proposed building(s) and other structures and the positions, widths,  
levels, construction and drainage of the means of access thereto  
(including any estate roads) and the landscaping of the site.
2. Application for approval of reserved matters must be made not later than  
the expiration of three/.....years beginning with the date of this  
permission.
3. The development to which this permission relates must be begun not later  
than whichever is the later of the following dates:—
  - (a) The expiration of five/.....years from the date of this  
permission, OR
  - (b) The expiration of two/.....years from the final approval of  
the reserved matters or, in the case of approval on different dates,  
the final approval of the last such matter to be approved.

The reasons for the Council's decision to grant permission for the  
development subject to compliance with the conditions hereinbefore specified  
are:—

1. The application is for outline permission only.
2. To comply with the provisions of Section 42 of the Town and Country  
Planning Act, 1971.

Development for which permission is granted is subject to due compliance  
with the Building Regulations, and the general statutory provisions in force in  
the District except as may be modified in this permission.

See additional note at foot of reverse.

Dated 21st June 1990  
Address Wellington House  
Delamere Street  
Crewe

Signed .....

HEAD OF PLANNING

**STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS.**

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Secretary, Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, see (a) below, to the provisions of the development orders, and to any directions given under the orders. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

- (a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act, 1971, namely sections (29)(1), 30(1), 67 and 74 of the Act.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act, 1971.

Your attention is drawn to Section 50 of the Cheshire County Council Act 1980 which provides that where plans are deposited under the Building Regulations for the erection/extension of a building with the district council, then that council will reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show there is an adequate means of access for the Fire Brigade to the building or extension and that the building or extension will not render inadequate any existing means of access, for the Fire Brigade, to the neighbouring buildings. This note is included to give effect to Section 50 of the 1980 Act by virtue of sub-section (2) of the said Section.

Your attention is also drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970 and the Code of Practice for Access for the Disabled to Buildings. These provisions apply to (a) buildings or premises to which the public are admitted, whether on payment or otherwise or (b) premises in which persons are employed to work. Similar provisions also apply for the benefit of disabled in educational buildings.

**Continuation of Conditions/REMARKS**

4. Before the development hereby permitted commences, all the existing commercial uses on the site shall cease permanently.
5. The development hereby permitted shall be limited to 2 dwellings only.
6. Before the development is completed the existing vehicular access points shall be removed and reinstated as grass verge.
7. Within one year of the grant of this permission, or commencement of the development, whichever is later, the location, type, and situation of screen walls or fences shall be submitted to and approved in writing by the Local Planning Authority. Before the development hereby approved (or each identifiable phase) is completed such screen walls or fences shall be erected and thereafter retained.
8. No dwelling to be erected on the site shall be erected closer to the rear boundary of the site than as indicated on Plan J/45/1.

**Continuation of Reasons.**

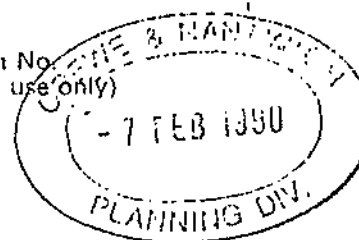
- 4 & 5. The Local Planning Authority is only prepared to grant planning permission because of the exceptional circumstances of this case.
6. In the interests of highway safety.
7. In the interests of the appearance of the development in the vicinity.
8. This permission was justified by the re-development of only the commercial portion of the site, and no adjacent land.

Town and Country Planning Acts 1971 and 1972  
Application for Planning Permission or  
Approval of Details of Development

Application No. \_\_\_\_\_  
(for official use only)

The top four completed copies of this form  
and the top copy of the appropriate certificate,  
together with four plans (see notes) must be  
submitted

718265



PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development.

<b>1 Applicant (in block capitals)</b>	<b>Agent (if any) to whom correspondence should be sent (in block capitals)</b>
Name <u>Mr J Campbell</u>	Name <u>Stewart L. Thorley</u>
Address <u>Lee Green Garage</u>	Address <u>Building Plans &amp; Design</u>
<u>Church Minshull</u>	<u>37 Nantwich Road, CREWE</u>
Tel. No. _____	Tel. No. <u>(0270) 586158</u>

**2 Particulars of proposal for which permission or approval is sought**

(a) Full address or location of land/buildings to which the application relates (also edged red on plans)

Lee Green Garage, Church Minshull, Nr. Crewe, Cheshire

(b) The area of the site

(c) Particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

Proposed Demolition of existing Petrol Filling Station  
to construct 2 Detached Cottages

(d) State nature of applicant's interest in site (owner, lessee, prospective purchaser, etc.) Owner

(e) State whether applicant owns or controls any adjoining or nearby land, and if so give its location

YES - See Plan

(f) State whether the proposal involves:

State  
YES or NO

(i) New building(s)

YES

If residential development, state number of dwelling units proposed and type e.g. houses, bungalows, flats (with number of storeys)

(ii) Alteration or extension of building(s)

NO

(iii) Change of use

YES

(iv) Construction of a new access to a  
highway

vehicular YES

pedestrian YES

NO

(v) Alteration of an existing access  
to a highway

vehicular NO

pedestrian NO

**3 Particulars of application (see note 3)**

State  
YES or NO If YES tick any of the following RESERVED for  
subsequent approval

State whether this application is for

(a) Outline planning permission

YES

siting design external appearance means of access landscaping

(b) Full planning permission

NO

(c) Approval of reserved matters following  
the grant of outline permission

NO

If YES State date of outline permission  
State outline application number

(d) Renewal of a temporary permission or  
permission for retention of building or  
continuance of use without complying  
with a condition subject to which planning  
permission has been granted.

NO

If YES State date of previous permission  
State application number  
Identify particular condition

4 Particulars of present and previous use of buildings or land

N.B. If put to more than one use, state the use to which each part is/was put.

(a) State present use of buildings/land

Garage

(b) If vacant state the last previous use and date when last used (if known)

N/A

(c) State which buildings, if any, are to be demolished

Existing Petrol filling station

5 Additional Information

- (a) Is the application for industrial, office, warehousing, storage or shopping purposes? NO State YES or NO If YES, complete C.C. Planning Form 6/2.
- (b) Does the proposed development involve the felling of trees? NO If YES, indicate positions on plan together with any trees which are to remain.
- (c) Does the site of the proposed development include a public footpath or other public right of way? NO If YES, indicate position on plan.

(d) Describe method of disposal of surface water (e.g. main drains, natural water courses, etc.)

Soakaways

(e) Describe method of disposal of foul sewage (e.g. existing main sewers, septic tanks, etc.)

Septic Tank

(f) How many vehicle parking spaces do you intend to provide within the curtilage of the site?

To be agreed

(g) For applications relating to the erection or extension of buildings  
(i) State type and colour of proposed roofing materials

To be agreed

(ii) State type and colour of proposed exterior wall facings

To be agreed

(iii) State maximum height of proposed buildings or other structures To be agreed

NOTE: The proposed means of enclosure, the materials and colour of walls and roof, landscaping, details, etc., should be clearly shown on the submitted plans unless the application is in outline only.

6 Plans

List of drawings and plans submitted with the application

We hereby apply for

- \* (a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.  
or \* (b) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described in this application and the accompanying plans.  
or \* (c) approval of details of such matters as were reserved in the outline permission specified herein and are described in this application and the accompanying plans.

\*Delete whichever is not applicable.

Date

6 February 1990

Signed

Mr Campbell

On behalf of (insert applicant's name if signed by an agent)

Note

An appropriate certificate must accompany this application unless you are seeking approval to reserved matters -- see Notes on Certificates