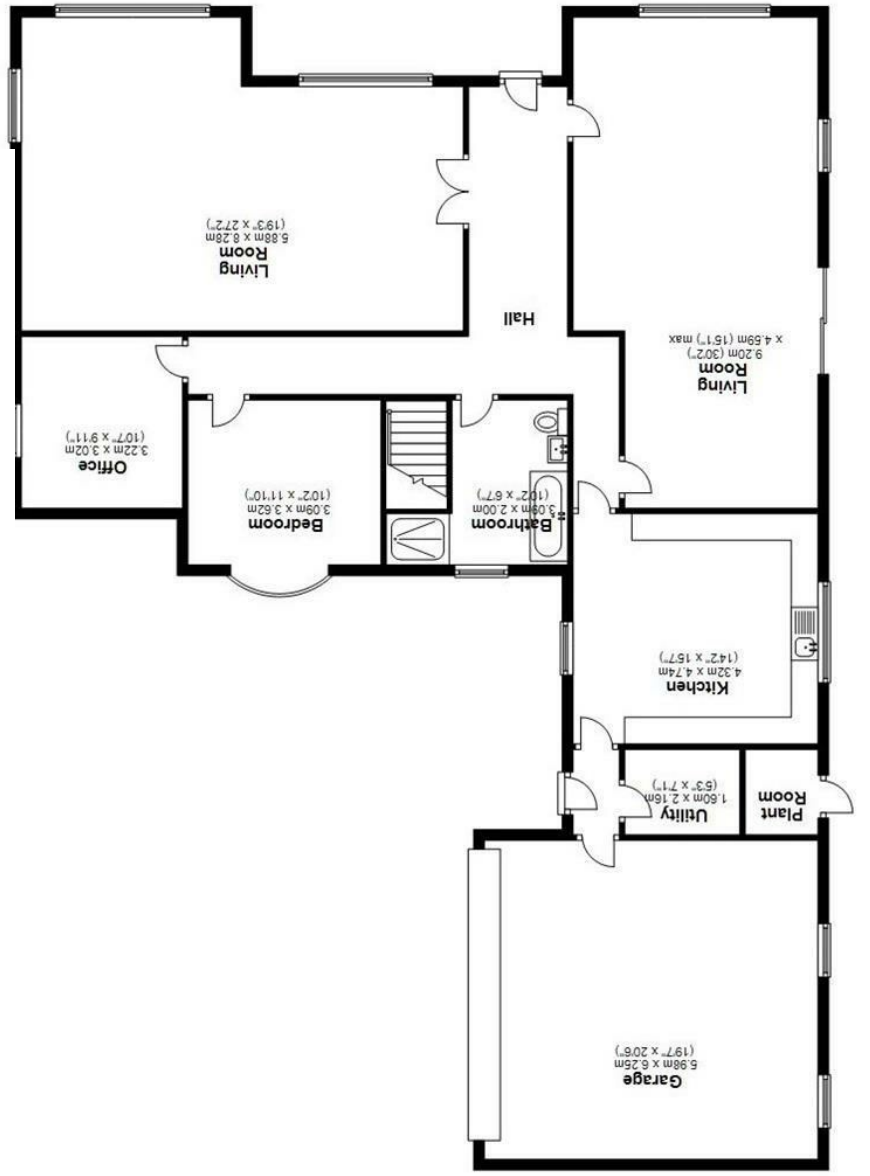
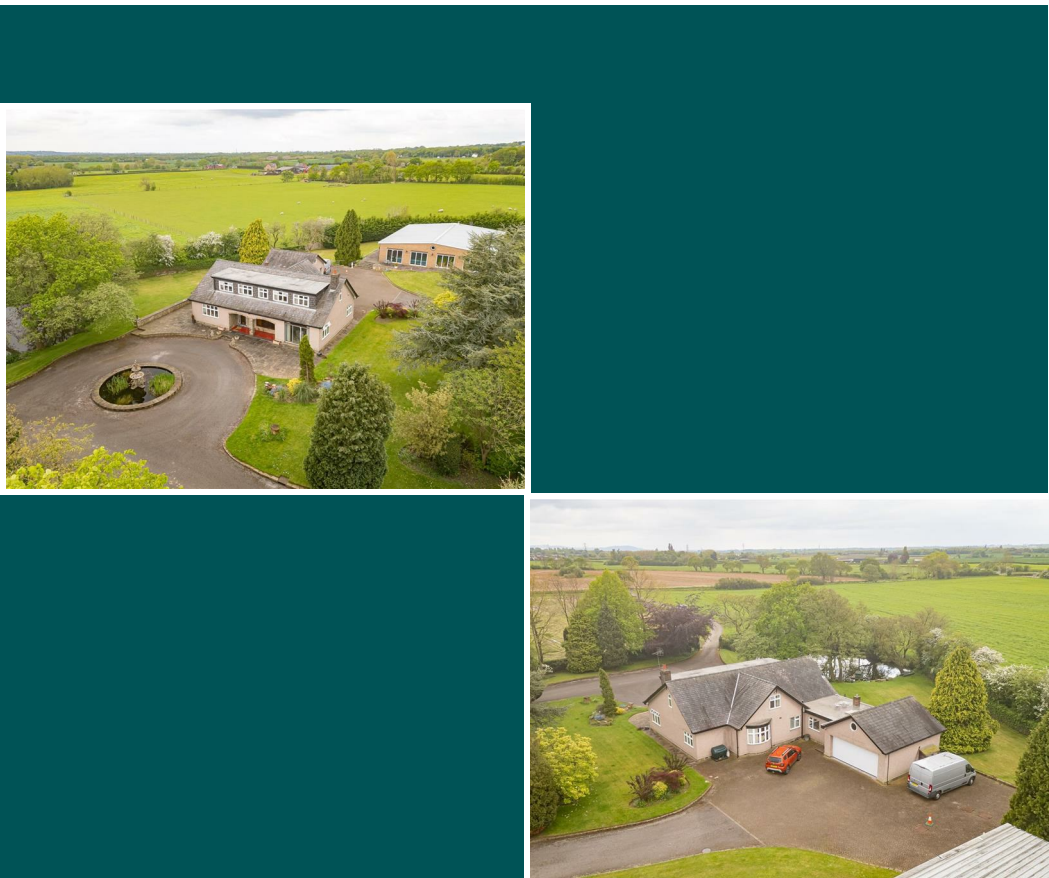


MISREPRESENTATION ACT 1967.  
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**GUIDE PRICE £1,250,000**



**SMALLER GORSE FARM  
 ALDER LANE**

**WIDNES  
 WA8 5PR**



**COUNCIL TAX BAND: G**





Coming to the market via Modern Method of Auction. Approached over a long private driveway and set in around 5.7 acres of meticulously kept gardens and orchard, this large three bedroom detached property has been a labour of love over many years culminating in what's on offer today.

### Description

Upon arrival through the gated entrance is a central fountain water feature and a large duck pond to your left. The vendor has had extensive tarmac driveways fitted to give easy access to all the current buildings on site. These include; a large barn currently housing garden equipment and a spacious garage for multiple cars built in the style of a period bungalow. As well as a substantial building with swimming pool, plant room, bar and entertaining area, his & hers changing room, showers and steam room.

The house itself is split over two floors and briefly comprises a spacious entrance hallway with large reception rooms to both sides, a separate office and a kitchen dining room to the rear. To the ground floor, there is also a third bedroom and a four piece bathroom as well as a useful utility room which opens into the large attached garage.

To the first floor are two generous double bedrooms with the master benefiting from a three piece ensuite bathroom.

This is a truly unique opportunity to purchase a development that has not been on the market before and offers a huge amount of scope to make your own. It has been suggested that the site could be redeveloped into a small hamlet of luxurious executive homes, but this would need the correct planning to be achieved. Either way, this is an exciting and rare proposition. Viewings are strictly by appointment only.

### About the Online Auction process

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Tenure

We believe the tenure to be Freehold.

