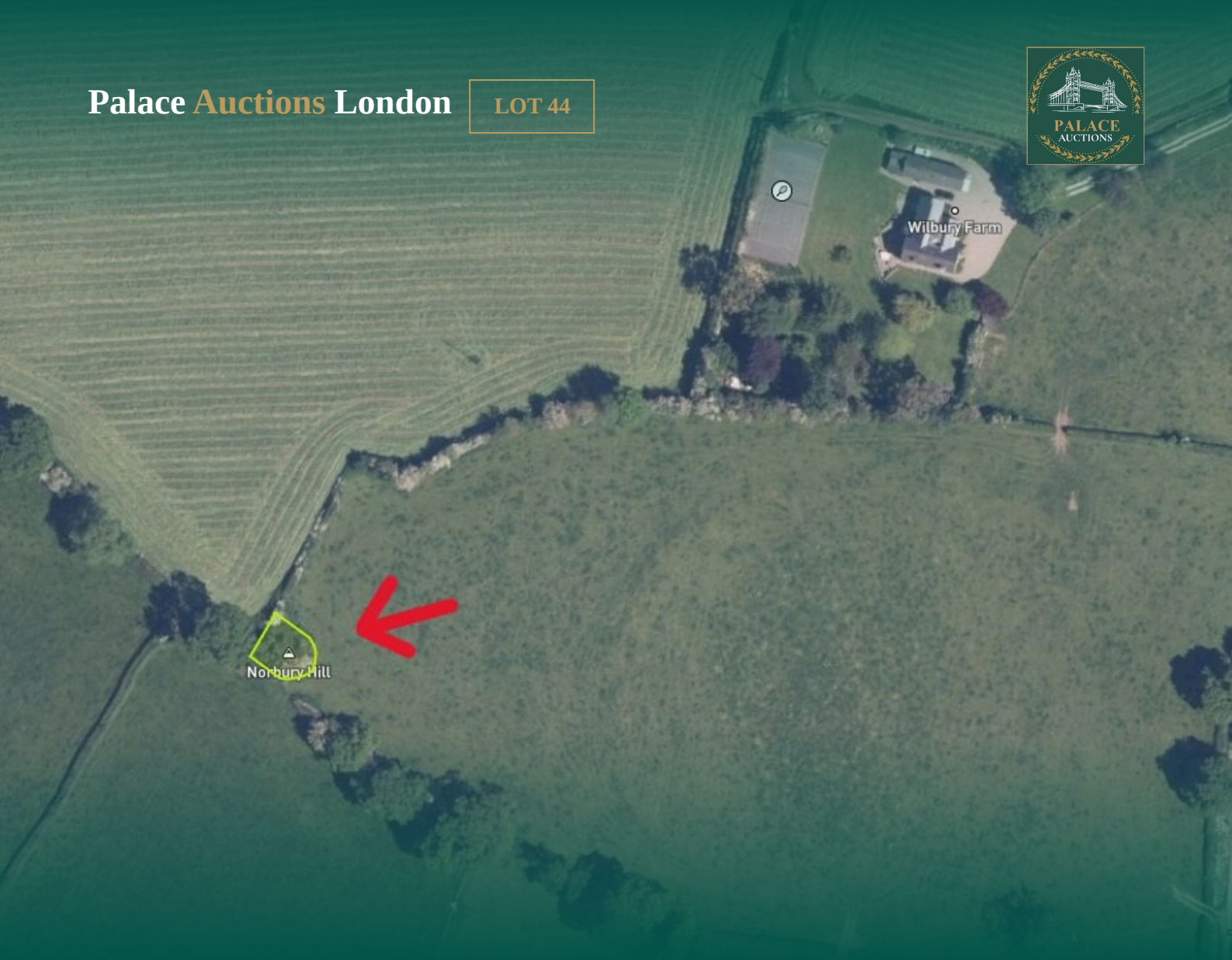




RURAL LAND · FOR SALE BY AUCTION · 28 OCTOBER 2026

Land at Norbury Hill

Site of Norbury covered service reservoir, off Norbury Town Lane, Norbury, Whitchurch SY13 4HT

GUIDE PRICE

£15,000

plus VAT

SITE AREA

186 sq m

c. 2,005 sq ft · 0.05 acres

POSITION

Norbury Hill

c. 108 m above sea level

WHITCHURCH

c. 5 miles

Cheshire / Shropshire border

A small, self-contained hilltop site containing a covered service reservoir, set in open farmland in south Cheshire near the Shropshire border, with long views across the surrounding fields.

The land

A small parcel of land of about **186 sq m** on Norbury Hill, containing a covered service reservoir known as Norbury SR, offered at a guide price of **£15,000 plus VAT**.

The site sits at the corner of a grass field, on the line of a hedgerow and trees, south-west of Wilbury Farm and about 250 m west of Norbury Town Lane. It is broadly square in shape, and the Ordnance Survey map shows the covered reservoir within it. A nearby spot height of 108 m makes this one of the higher points in the area, with open views over the surrounding farmland.

A rare, small hilltop site in open countryside – of possible interest for amenity, storage, telecommunications or other uses, **subject to planning and to the access rights in the legal pack**.

Key features

- Self-contained site of about 186 sq m
- Contains a covered service reservoir
- Hilltop position, about 108 m above sea level
- Open farmland setting, south-west of Wilbury Farm
- About 250 m west of Norbury Town Lane
- About 5 miles north of Whitchurch
- Guide price £15,000 plus VAT

Summary

Site area	c. 186.27 sq m (0.05 acres)
Tenure	See the legal pack
Structure	Covered service reservoir (Norbury SR)
Access	Check the rights of way in the legal pack
Planning	None – any use subject to consent
Local authority	Cheshire East Council
VAT	Payable on the price



Ordnance Survey map (Promap) – the covered reservoir at the corner of the field, south-west of Wilbury Farm, with Norbury Town Lane to the east. Not to scale; for identification only. © Crown copyright.

Location



Aerial view (Promap) – the site lies at the field corner on the line of trees, left of centre, with Wilbury Farm to the north-east and Norbury Town Lane on the right. For identification only.

The area

Norbury is a small farming hamlet in south Cheshire, close to the Shropshire border, near the villages of Marbury, Wrenbury and No Man's Heath. The postal address is Whitchurch, Shropshire, but the land lies within Cheshire East.

- Whitchurch about 5 miles, with its station on the Crewe to Shrewsbury line
- Marbury village and pub close by
- Malpas about 6 miles
- Chester about 19 miles; Shrewsbury about 27 miles

Planning, access and use

There is no planning permission. Any new use, building or alteration will need consent from Cheshire East Council, and the site is in open countryside.

The site is surrounded by private farmland. Before bidding, buyers must check in the legal pack what rights of access exist to and from Norbury Town Lane, and any rights, covenants or restrictions affecting the reservoir structure.



Older aerial view – the site circled red.

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 44
How to bid	In the room, online, by telephone or by proxy, after registration and anti-money laundering checks (two forms of ID required). Online bidders pay a refundable £2,000 security deposit; telephone and proxy bidders pay the full deposit in advance
Guide price	£15,000
Tenure	As set out in the legal pack, with vacant possession on completion
VAT	VAT is payable on the sale price, in addition to the buyer's costs below
Legal pack	Available to registered bidders, with the addendum. Buyers must check the title, plan, access rights, covenants and any obligations relating to the reservoir
Viewing	Please contact Palace Auctions before viewing. The surrounding land is private farmland, and the reservoir structure must not be entered

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price (minimum £3,000)	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any other charges payable by the buyer are set out in the Special Conditions of Sale and the addendum.

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Areas, distances and boundaries are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. No assurance is given that any use or development will be permitted. Plans and photographs are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

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