

# PUBLIC AUCTION

## 1.3 Acre Building Lot

514 McCue Rd, Avondale, Chester County, PA 19311



**Tuesday, December 19, 2023 @ 12:30 PM.**

**Kore Fisher**  
Auctioneer / Realtor



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## **Located next to the Former Lock Nairn Golf Course Club House & Restaurant, Offered on Tuesday, December 19, 2023 @ 12PM.**

The property is located in rural Chester County, PA overlooking Preserved fields, woodland and small stream which has recently been part of Loch Nairn Golf Course and is now owned by New Garden Township and will be turning into a public park. The former golf course property is preserved and cart paths will now be walking trails.

This property is zoned R-1 (Residential) and is approved for single family dwelling. This lot is located at the end of a private drive, private setting, semi level and a great place to build a home. Bring your plans, dreams and a builder. This lot is adjacent to the former Loch Nairn Golf Course Clubhouse property which is also being offered at auction. This parcel will be offered immediately after the Clubhouse parcel.

### **OPEN HOUSE DATES:**

Monday, November 20th (10AM - 1PM), Monday, November 27th (12PM - 4PM), Monday, Dec 4th (10AM - 1PM), all other showings by appointment only

### **BIDDING**

Live on site, On-line & Phone bids  
All bidders must be pre registered

### **TERMS:**

\$25,000 deposit (certified bank check) day of sale, settlement within 60 days from date of auction. 1% state realty transfer tax paid at settlement, Purchaser to pay 5% buyer premium on total sale price day of sale. Online & phone bidders must be pre registered, no later than 48 hours prior to auction.

### **AUCTION TERMS AND CONDITIONS CONTACT**

717.219.8000 • [office@fisherauctions.net](mailto:office@fisherauctions.net)

### **AUCTION LOCATION & TIME:**

514 McCue Rd Avondale, PA 19311, December 19, 2023 @ 12:30 PM EST.

# PROPERTY INFO

**STARTING BID:** \$100,000

**TOWNSHIP:** New Garden

**COUNTY:** Chester

**SCHOOL DISTRICT:** Kennett Consolidated

**LOT SIZE:** 1.3 acres

**ZONING:** R-1 / Residential

**PARCEL ID #:** 60-01-0001.0500

**ASSESTMENT VALUE:** \$30,668

**TAXES:** \$1.187.00

**UTILTIES:** Electric available

**MEDIAN HOUSEHOLD INCOME:** \$129,000 (New Garden TWP)

**DEMOGRAPHICS:**

**5 Miles**

**10 Miles**

Approx Population:

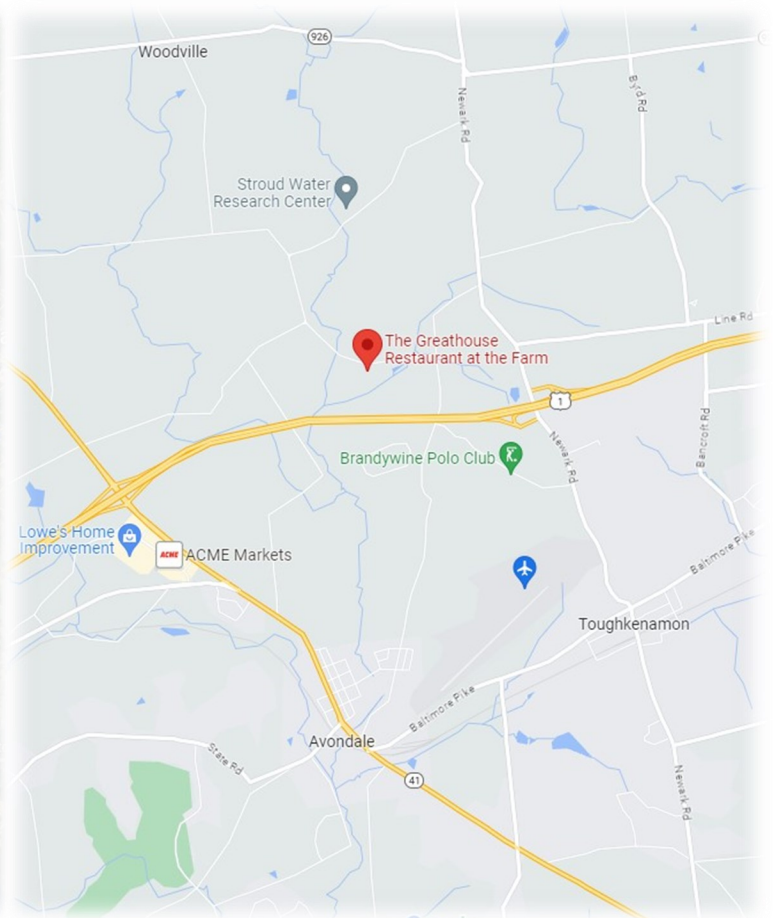
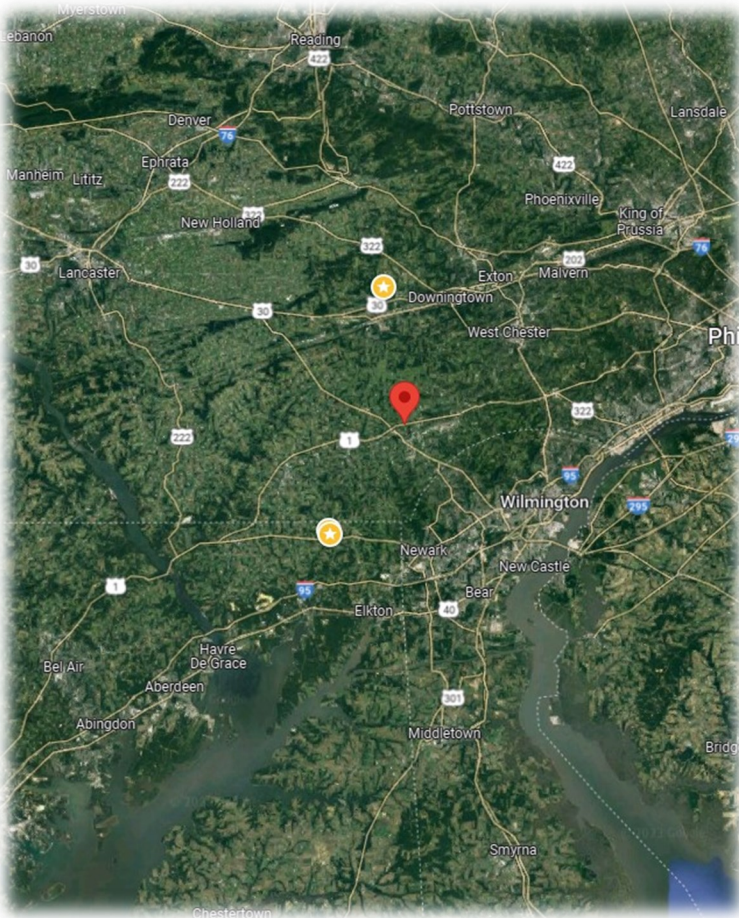
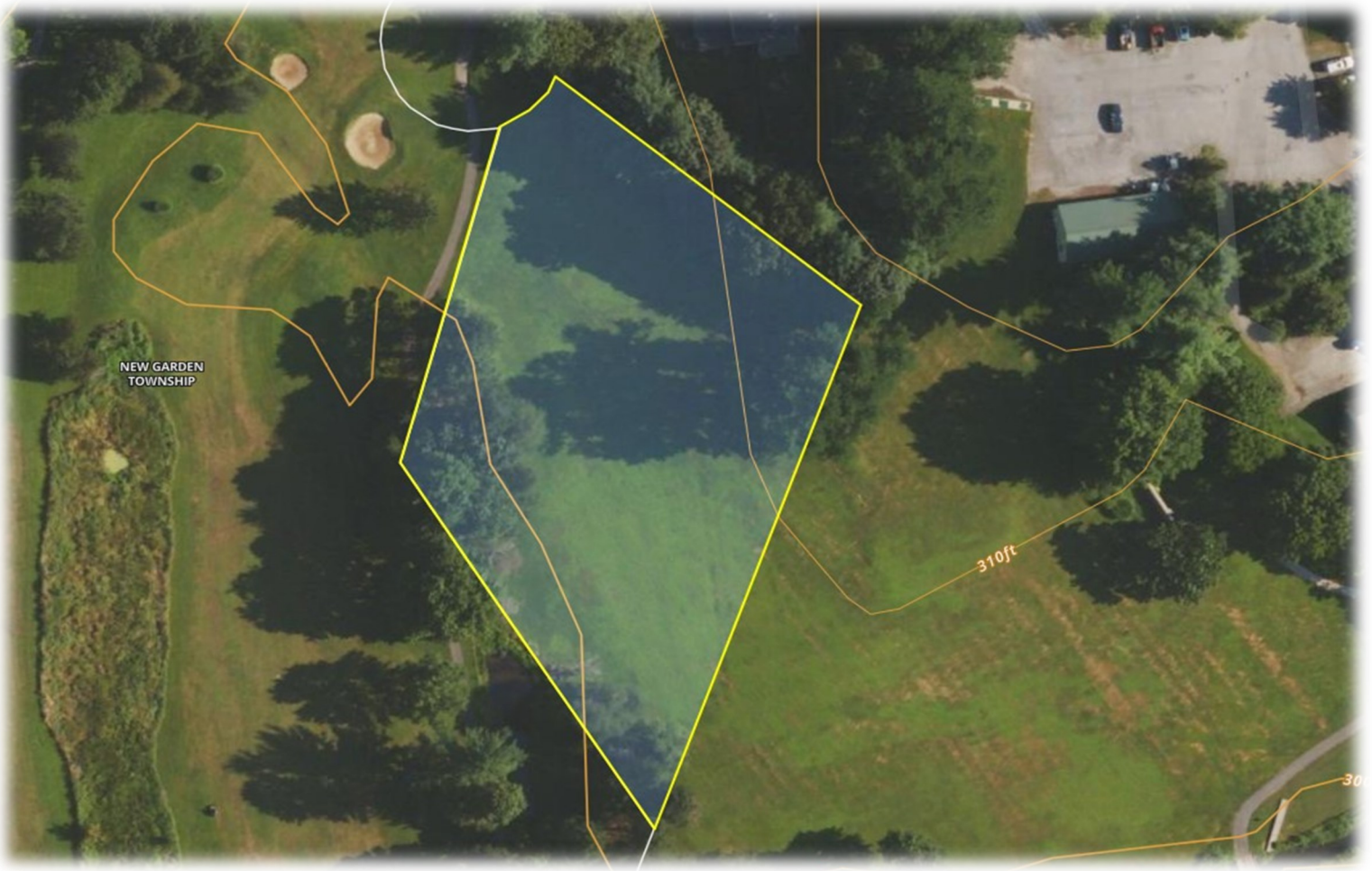
52,000

190,000



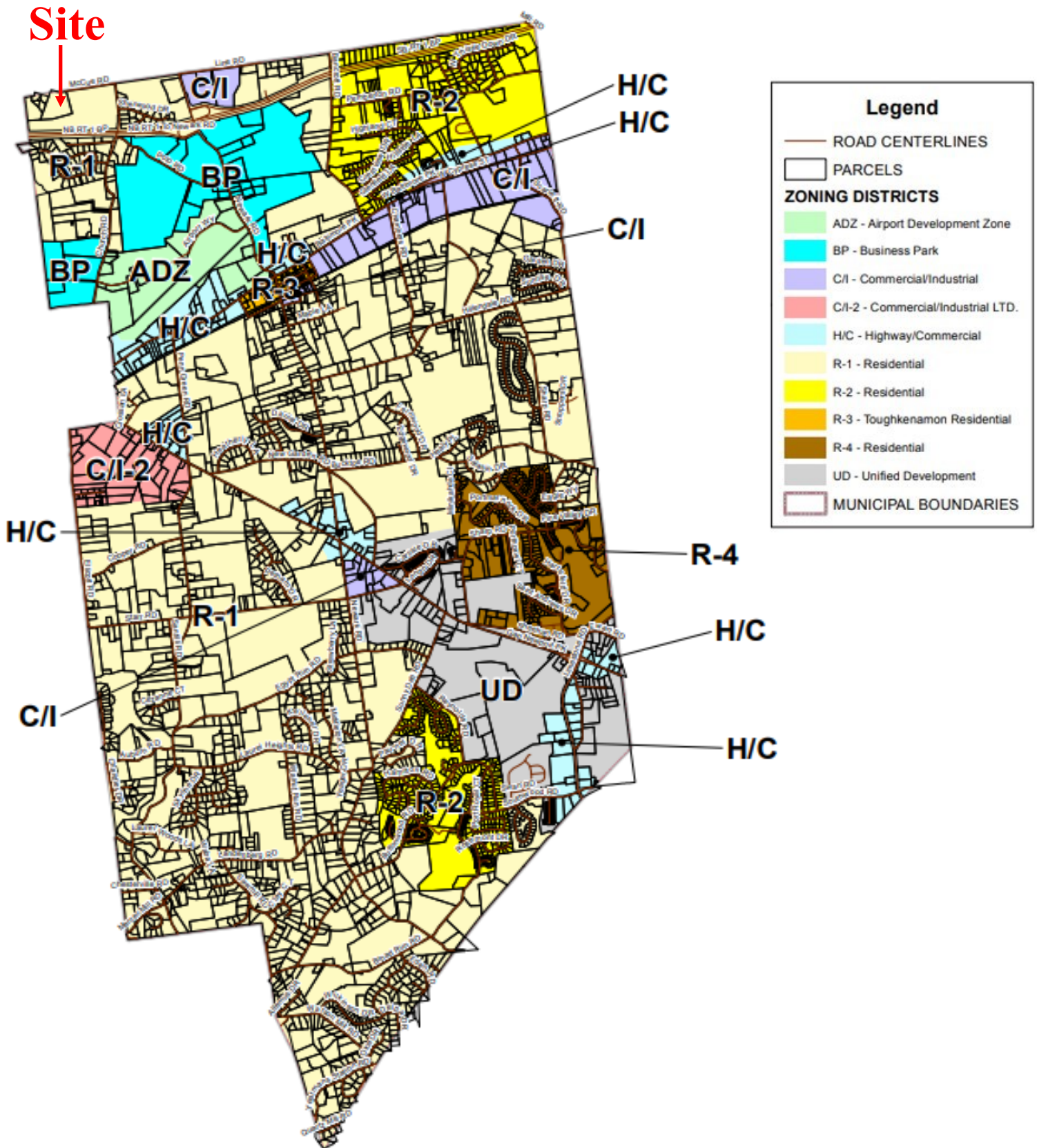








# Zoning Map



# Permitted Zoning Uses

**A. Uses by right.** A building may be erected, altered or used and a lot or premises may be used, by right, for any one of the following purposes and no other, in accordance with the regulations set forth in this article:

- (1) Single-family detached dwelling.
  - (2) Agricultural use in accordance with § 200-117.
  - (3) New Garden Township municipal use.
  - (4) Conservation use.
  - (5) Public or private park.
  - (6) Golf course or country club.
  - (7) The following accessory uses:
    - (a) Residential garage.
    - (b) Residential pool.
    - (c) Minor home occupation.
    - (d) Renewable energy facility in accordance with the provisions of § 200-127
    - (e) Accessory building and structure, residential.
- Ⓜ Residential cluster development in accordance with Article XV.

**B. Uses by special exception.** Only one of the following uses may be permitted per lot in the R-1 Low Density Residential District when approved by the Zoning Hearing Board as a special exception subject to the standards of this section and Article XX of this chapter

- (1) Temporary carnival, fair, circus or other temporary outdoor social affair.
  - (2) Bed-and-breakfast, subject to the provisions of § 200-123.
- Ⓜ Solar energy facility with an array area greater than 1,000 square feet, in accordance with the provisions of § 200-127.

**C. Conditional uses.** Only one of the following uses may be permitted per lot in the R-1 Residential District when approved by the Board of Supervisors as a conditional use subject to the standards of this section and Article XIX of this chapter

- (1) Lot averaging in accordance with § 200-111.
- (2) Sanitary landfill subject to the provisions of § 200-135.
- (3) Campground.
- (4) Radio, television, communication, microwave or similar transmission tower in accordance with Article XVII of this chapter.
- (5) Church or school.
- (6) Commercial composting in accordance with Article XVII, § 200-120.
- (7) Major home occupation, subject to the provisions of § 200-124.

# Continued... Permitted Uses

The following area and bulk requirements shall be applied to all uses permitted in the R-1 District by right, special exception, and conditional use:

## A. Lot and yard requirements.

Use	Minimum Lot Area (acres)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Minimum Side Yard (feet)
Single-family detached dwelling unit	1	50	50	25
Accessory building and structure, residential (including residential storage sheds greater than 120 square feet in area)	1	50	20	15
Residential storage shed 120 square feet or less (when placed to rear of residential building)	1	50	5	5
<b>Accessory retaining, landscaping and ornamental walls</b>	<b>Minimum distance equal to wall height from ultimate right-of-way of public roads and property lines</b>			
Public and private recreational use	2	50	50	25
Agricultural buildings:	5	100	100	100
Keeping livestock or poultry	5	100	100	100
Intensive feed lot	5	100	100	100
Public or private park	3	50	50	25
Golf courses or country club	100	50	50	25
All other uses	1	50	50	25

## B. Minimum lot width.

- (1) Minimum lot width shall be 150 feet measured at both the street right-of-way line and the building setback line.
- (2) Minimum lot width on a cul-de-sac shall be 50 feet on the turnaround portion measured at the street line, and shall be a minimum of 150 feet at the setback line.

**C. Maximum height of structures.** All structures, except farm-related structures, shall not exceed 40 feet as measured to the highest point of elevation.

## D. Impervious coverage provisions.

- (1) Unless otherwise stated in this chapter, total lot coverage for uses in the R-1 District, which shall include all ground covered by buildings, sidewalks, and parking areas, shall not exceed 35%