

PUBLIC AUCTION

RESTAURANT / EVENT CENTER

514 McCue Rd, Avondale, Chester County, PA 19311



Tuesday, December 19, 2023 @ 12PM.

Kore Fisher
Auctioneer / Realtor



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Former Loch Nairn Golf Course Great House Restaurant, Pro Shop, Farm House Restaurant, Residence, Etc. 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 has many opportunities such as a restaurant, wedding venue and/or event center and is also zoned R-1 which will allow for a residential development with 1 home per acre. The Great House Restaurant has been in business for over 30 years and was known for its crab meals with a full wet/dry bar, wedding venues and is in a great location for events. The property has over 150 +/- space parking lot. The **Great House Restaurant** has a full USDA approved kitchen, wet/dry bar and large dining area, outdoor dining, walk-in coolers and a large fire place. The Great House is a very nice historical building. In addition to the Great House Restaurant there is a 2nd restaurant building known as the **Farm House** which is also a historical building and has a full USDA approved kitchen, large dining area, wine cellar, underground dining area, walk-in coolers, 2- 2nd floor apartments, 3-bedroom, 3 bathroom **Residences** with 3 car garage, **Office building** with 8- office rooms and 1- bathroom. **Pro Shop** building has a Men and a Ladies locker room with each having full bath and shower rooms, sitting area, office space, and additional walk-in coolers. **Maintenance building/garage** is 30x60 with 3- large garage doors, other buildings and items not listed.

NOTES: Buyer will have the first right-of-refusal at purchasing the current liquor licenses. Additional 1.2 acre lot to be sold separately.

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, see terms and conditions. Starting bid \$1,000,000.

TERMS:

\$100,000 deposit (certified bank check) day of sale, property is sold without any contingencies, 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 on day of sale. Online & phone bidders must be pre registered 48 hours prior to auction.

AUCTION TERMS AND CONDITIONS CONTACT

717.219.8000 • office@fisherauctions.net



PROPERTY INFO

STARTING BID: \$1,000,000

TOWNSHIP: New Garden

COUNTY: Chester

SCHOOL DISTRICT: Kennett Consolidated

LOT SIZE: 13.4 acres

PROPERTY CLASS: Commercial / Non Conforming Use

ZONING: R-1 / Residential

PARCEL ID #: 60-01-0001.0200

ASSESTMENT VALUE: \$444,199

TOTAL TAXES: \$17,194

UTILITIES: On site well, sewer , Electric, Cable

PARKING LOT: 100+ car

HEAT: Electric Heat pump

COOLING: Central Air

BUILDING AREA: 15,601

BUILDING SQ FT: 29,258

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

DEMOGRAPHICS: 5 Miles 10 Miles

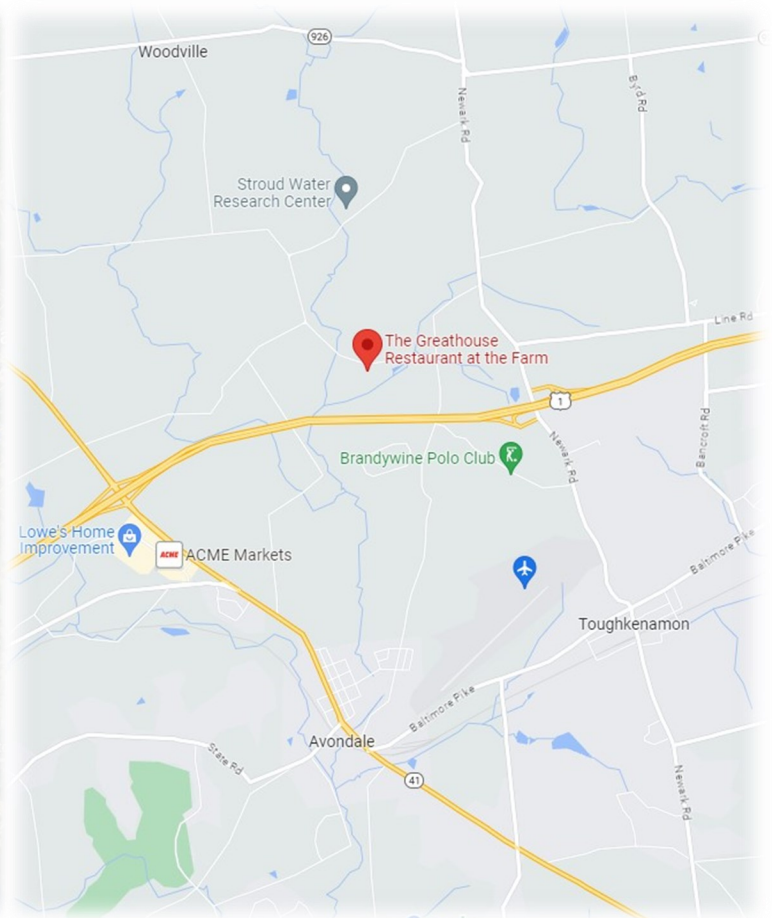
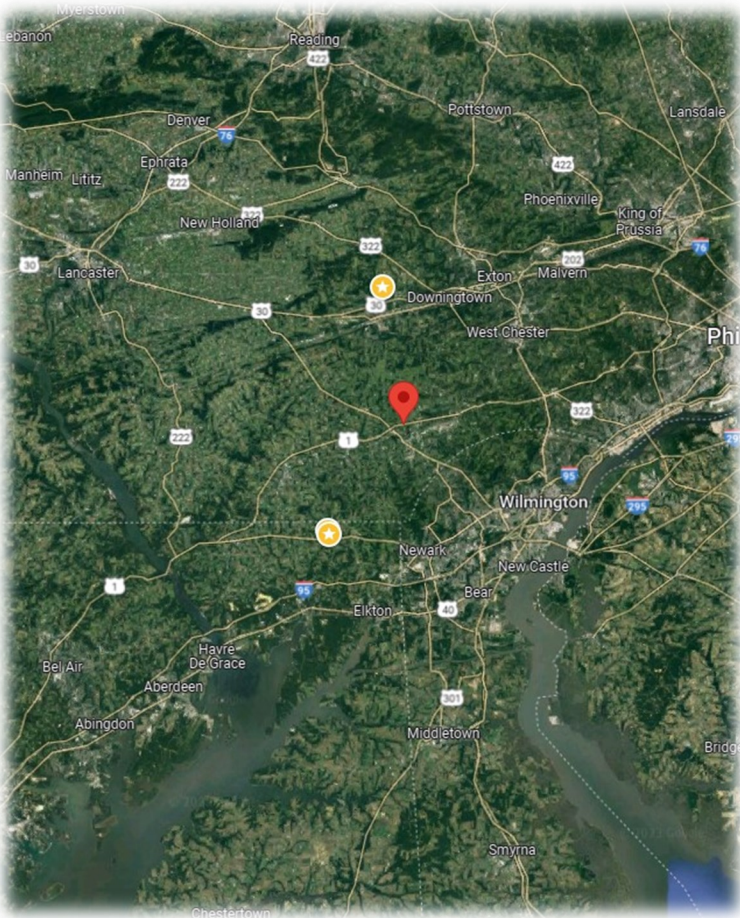
Approx Population: 52,000 190,000



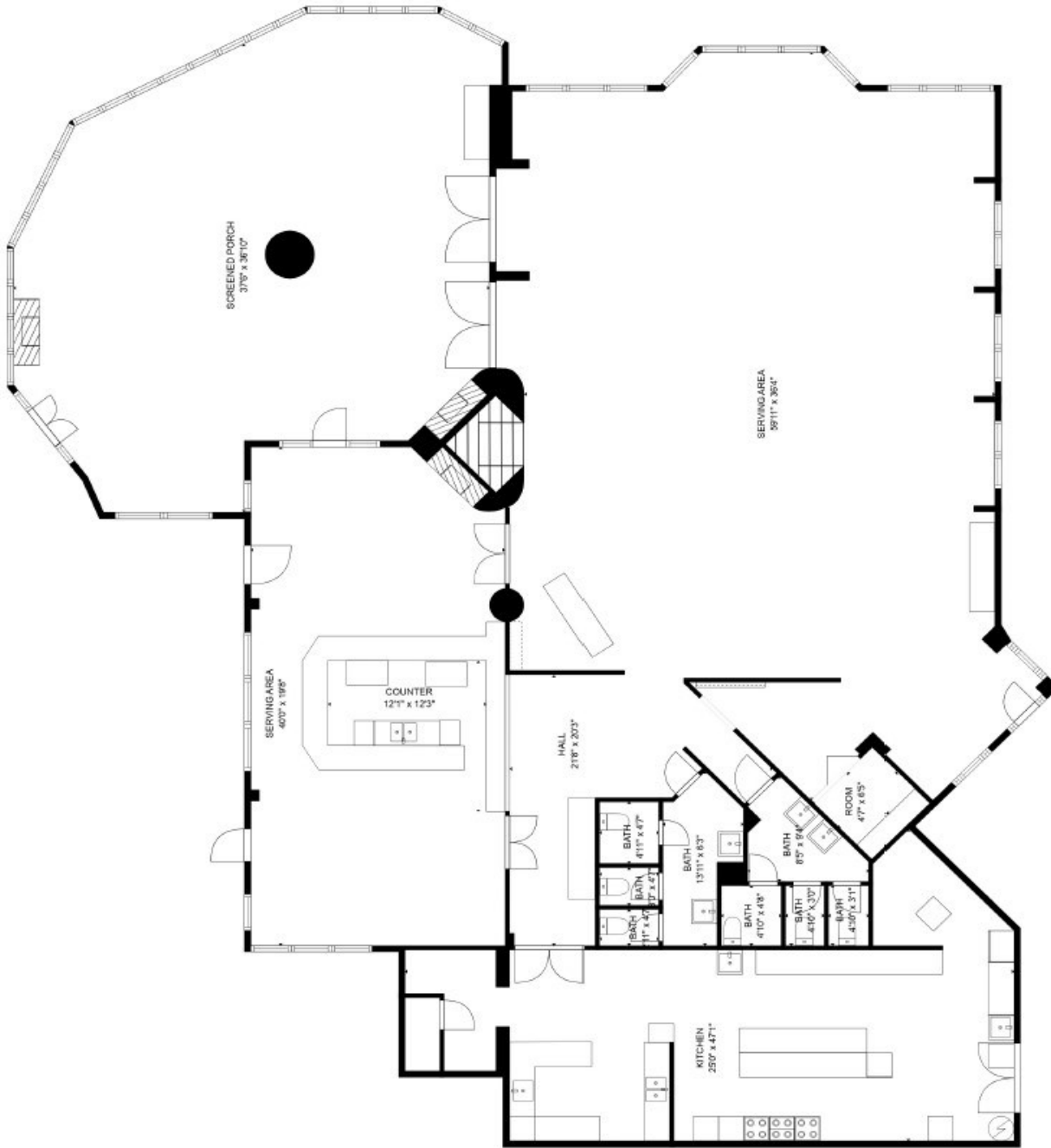








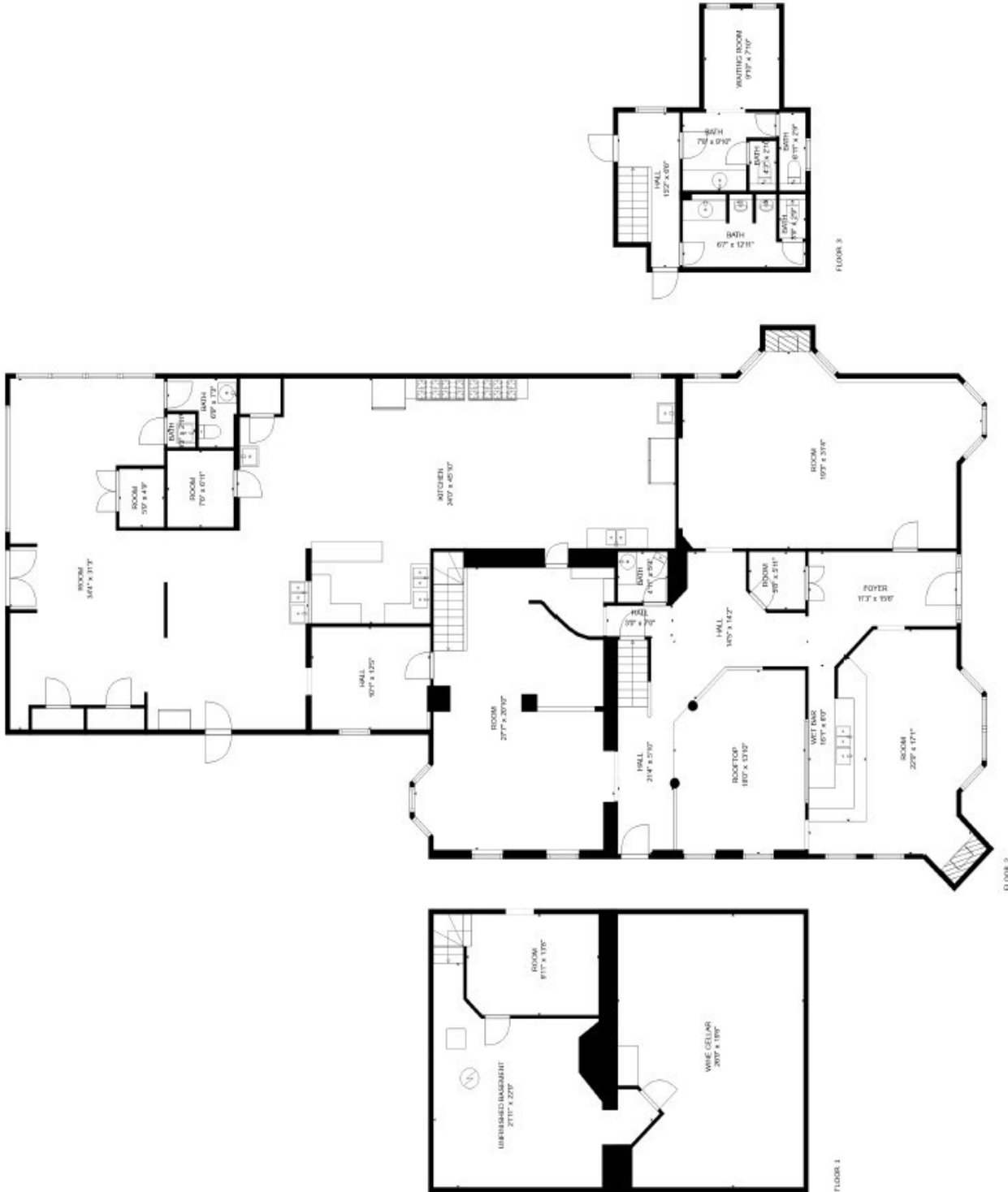
Great House Restaurant



GROSS INTERNAL AREA
 FLOOR 1: 3932 sq. ft
 EXCLUDED AREAS: SCREENED PORCH: 1170 sq. ft
 TOTAL: 3932 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

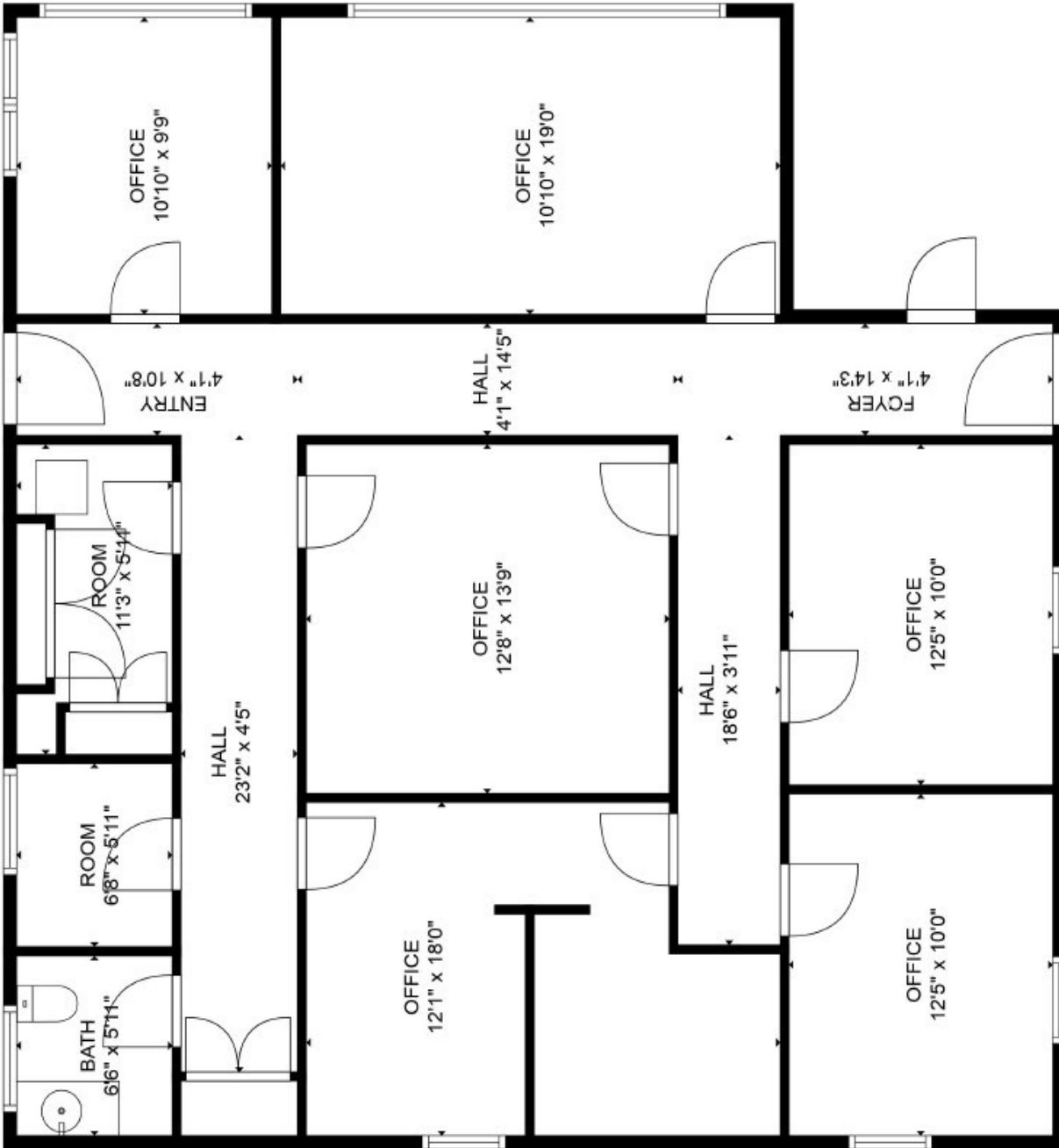
Farm House Restaurant



GROSS INTERNAL AREA
 Below Ground: 0 sq. ft, FLOOR 2: 3905 sq. ft, FLOOR 3: 370 sq. ft
 EXCLUDED AREAS: WINE CELLAR: 512 sq. ft, UNFINISHED BASEMENT: 372 sq. ft, ROOM: 150 sq. ft,
 ROOFTOP: 237 sq. ft, FIREPLACE: 18 sq. ft
 TOTAL: 4275 sq. ft

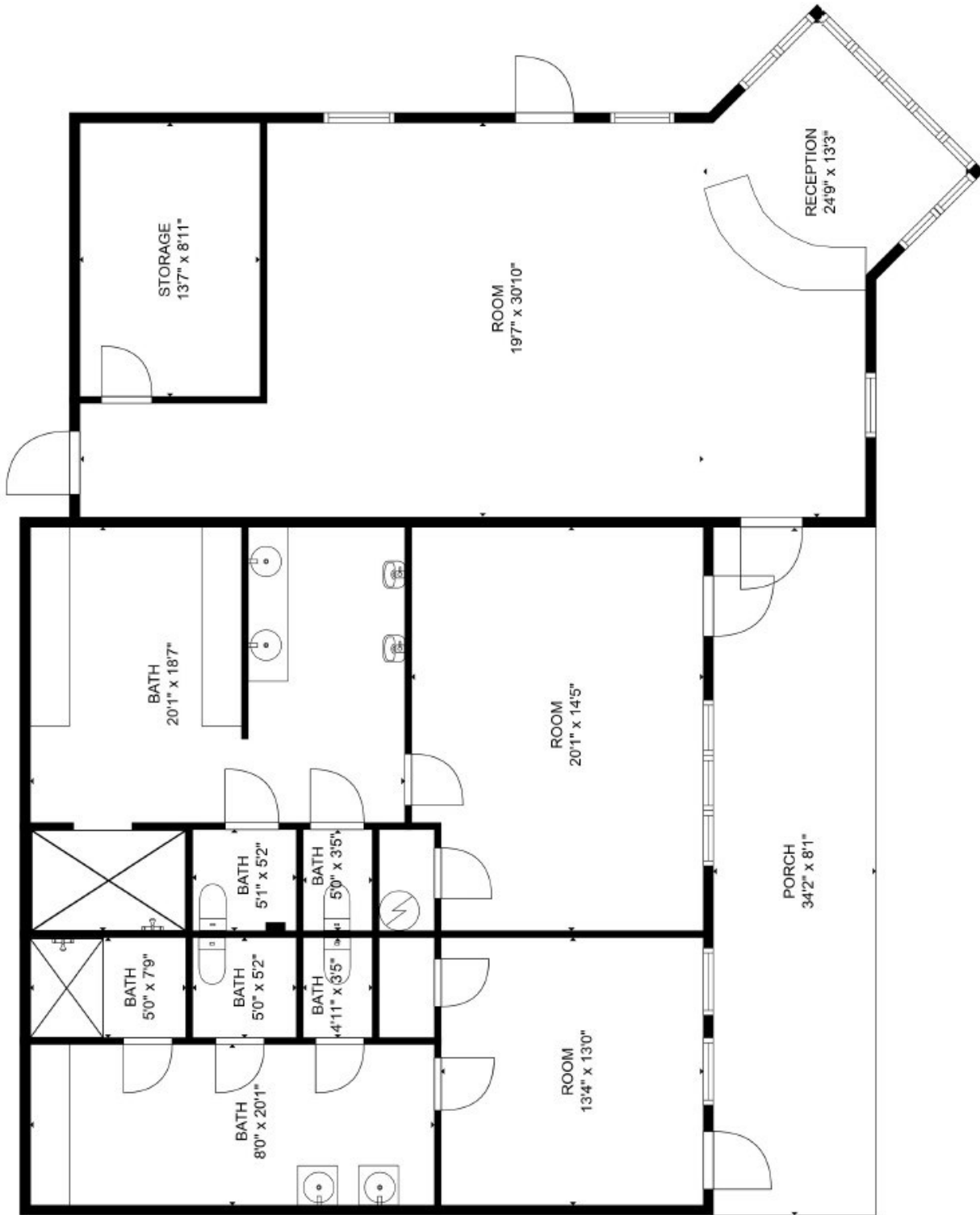
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Office Building



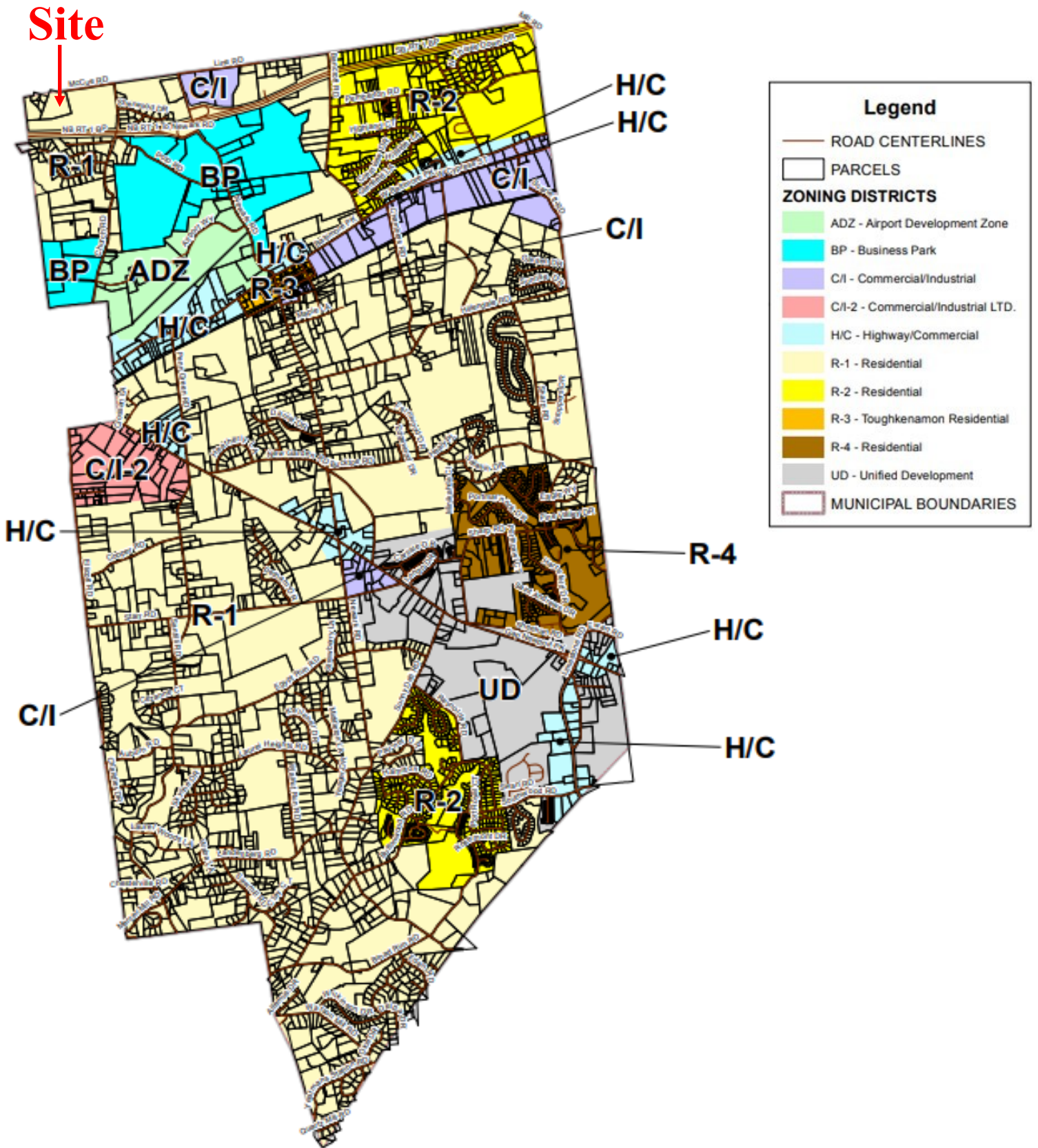
GROSS INTERNAL AREA
FLOOR 1: 1,487 sq. ft.
TOTAL: 1,487 sq. ft.
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Locker Room Building



GROSS INTERNAL AREA
 FLOOR 1: 1833 sq. ft
 EXCLUDED AREAS: STORAGE: 122 sq. ft, PORCH: 276 sq. ft
 TOTAL: 1833 sq. ft
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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
Accessory retaining, landscaping and ornamental walls	Minimum distance equal to wall height from ultimate right-of-way of public roads and property lines			
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%