



For Sale by Private Treaty

Land off Cliff Lane, Acton Bridge, Northwich

SUMMARY

A rare opportunity to acquire an accessible parcel of grassland extending to 34.06 acres (13.78 ha) with road access from Cliff Lane, and foot access from Crewood Common Road. The majority of the land is currently used for sheep grazing but it would also be well suited for various environmental schemes, nature conservation or biodiversity net gains. A local fishing club has previously rented the ponds throughout the year. There is a public right of way running along the river weaver for the length of the land parcel.

DIRECTIONS

Turn off the B5153 Station Road at the Hazel Pear Inn onto Hill Top Road and follow the road for approximately ½ a mile. At the triangle junction turn left onto Cliff Lane and continue for approximately 0.60 mile. At the junction bear left continuing on Cliff Lane and follow the road for 0.60 miles until you reach the pumping station. The land is located adjacent and behind the pumping station, with a Rostons sale board marking the entrance.

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

TENURE & TITLE

Freehold with vacant possession upon completion.

Guide Price: Offers in the region of £266,000

OVERAGE

There is no overage provision included with the sale of the land.

SERVICES

There are no services to the land. There is a natural water supply on the land which serves any livestock.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 20" described as loamy and clayey floodplain soils. The land is Grade 4 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt there are no Basic Payment Scheme entitlements or payments included with the sale of the land.

SELLING AGENTS

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VENDORS SOLICITORS

TBC

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

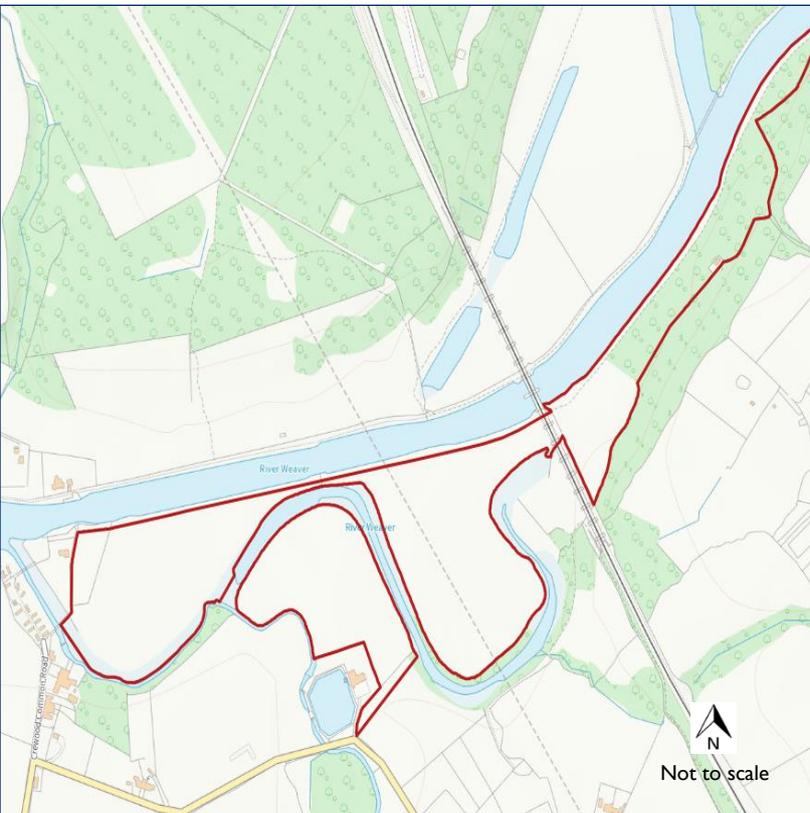
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

ACCESS

The access is off Cliff Lane, via a hardcore track.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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