

FOR SALE BY INFORMAL TENDER



**MELLER SPEAKMAN**

SINCE 1836

**Land at Vicarage Field, Sandiway - 7.19 Acres**  
**Offers in excess of £140,000**

## AN EXCELLENT OPPORTUNITY TO PURCHASE 7.19 ACRES OF PRODUCTIVE AGRICULTURAL LAND

### DESCRIPTION

An excellent opportunity to purchase a block of productive agricultural land extending approximately 7.19 acres (2.91 hectares) offered as a whole via informal tender. The land benefits from direct road access off Weaverham road and is capable of both grassland and arable cropping.

The land lies in a prominent and accessible semi-rural location in the village of Sandiway, approximately 4 miles from Northwich and 5 miles from Winsford, with communications to surrounding towns and cities.

The Agricultural Land Classification details the Land as Grade 3 which is good to moderate quality. The land is classified as Soilscales 10 with freely draining slightly acid sandy soils.

### DIRECTIONS AND ACCESS

From Greenbank Train station (Hartford), travel along the A559 (Chester Road), follow the road by taking a right hand turn leading onto the A556 (Chester Road). After approximately ½ a mile, take the right hand turn onto Norley Road. Following Norley Road for ½ a mile, the area of land is located on the right-hand side at the junction of Weaverham Road and Norley Road with direct access off Weaverham Road.

WhatThreeWords: conducted.loitering.medium



## METHOD OF SALE

The Land is for sale in one lot by Informal Tender. Prospective purchasers shall submit tenders on the 'Tender Form' attached by 12 noon on the 31<sup>st</sup> July 2024 to Meller Speakman, Aus-Bore House, 19-25 Manchester Road, Wilmslow, SK9 1BQ clearly marked as "Land at Vicarage Field, Sandiway".

## TENURE

The Land is held on a freehold basis and is subject to no tenancies.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing Easements, Wayleaves and Rights of Way. Whether public or private, or wayleaves, easements and any other Rights specially referred to or not.

## BASIC PAYMENT SCHEME (BPS)

No BPS entitlements are included in the sale.

## MINERAL AND SPORTING RIGHTS

Mineral and sporting rights are included within the sale so far as they are held by the vendor.

## SERVICES

Evidence of a historic mains water supply and water trough is present within the land. However, it has not been confirmed if the supply is still active with interested parties advised to conduct their own investigations on services.

## 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.

## OVERAGE

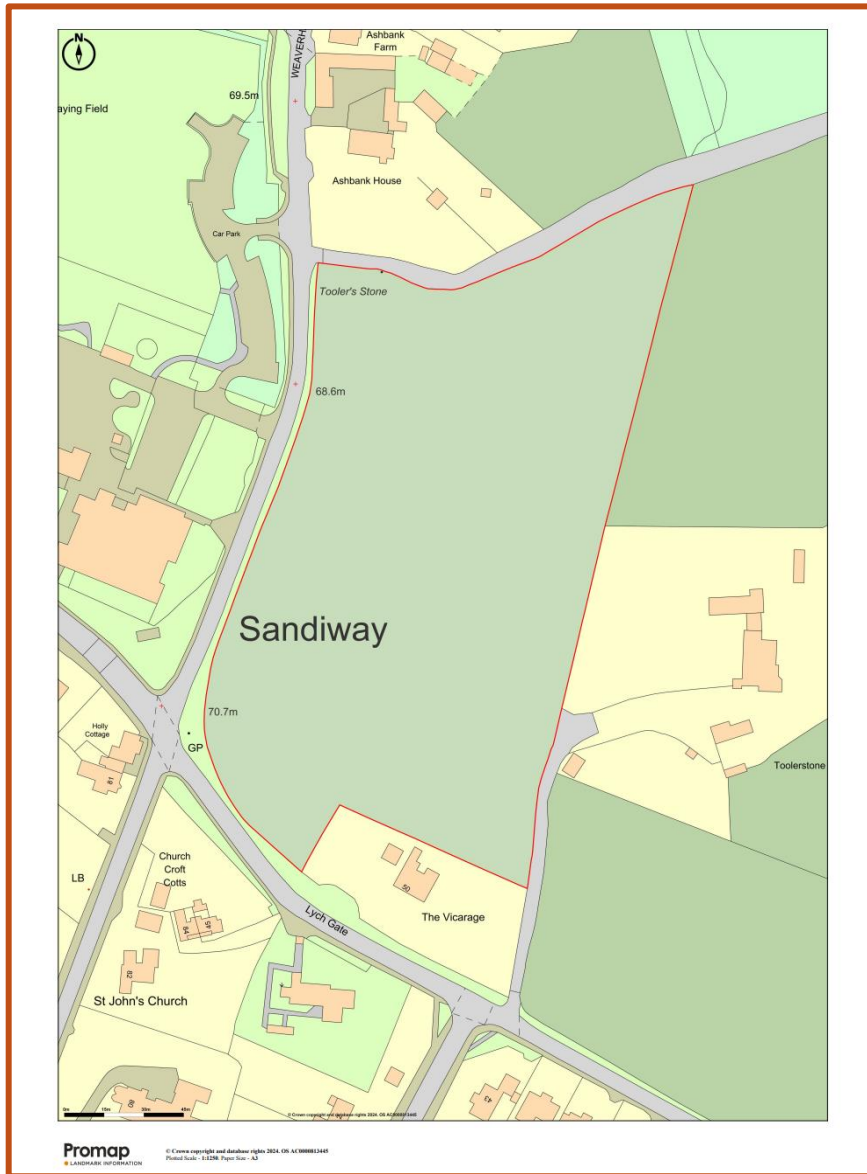
The land to be sold subject to an overage provision in favour of the Seller where the Seller shall be entitled to 35% uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 35 years and shall be triggered upon the grant of planning or if any change of use is implemented.





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## MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and must therefore obtain evidence of the identity and proof of address of potential purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## 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, images and illustrations are strictly for general identification purposes only.

## VIEWINGS

Viewings are available through prior appointment with the vendors agent.

## FOR FURTHER DETAILS, CONTACT:

**Ben Pester MRICS**

**Tel: 01625 468792**

**Email: [ben.pesther@mellerspeakman.com](mailto:ben.pesther@mellerspeakman.com)**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services and fittings tested. Land measurements are only approximate and should not be relied upon. If plans and photographs are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**[www.mellerspeakman.com](http://www.mellerspeakman.com)**