



For Sale by Private Treaty

Land off Poolford Lane, Sproston, Holmes Chapel, Cheshire

CW4 7LN

SUMMARY

21.08 acres (8.53 ha) of versatile and productive agricultural land, available as a whole. The land is currently down to grass, however it would also be well suited to an equestrian, amenity or arable use.

SITUATION

The land is located 2 miles east of Middlewich, 1.5 miles east of Holmes Chapel and 12 miles north of Crewe. The land is adjacent to the A54 and junction 18 off the M6 motorway.

VIEWINGS

The land can be viewed at a 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.

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is effected.

BASIC PAYMENT SCHEME (BPS)

The land is registered for the BPS & entitlements are available via separate negotiation with the Selling Agent.

DIRECTIONS

At junction 18 of the M6 travel west onto the A54 towards Middlewich. The land will be clearly marked with a Rostons for sale board on the left-hand side, where you are able to turn onto Poolford Lane to access the land.

Guide Price: Offers in excess of £10,000 - £12,000 / acre

DESCRIPTION

20.82 acres to the east of Poolford Lane which is good quality agricultural land with a gradual slope down towards River Croco and a strip of mature trees which runs along the southern boundary of the property.

To the west of Poolford Lane is 0.26 acres of woodland/scrub land.

SERVICES

There are no services to the land however, there is the potential to reconnect (the land to the east of Poolford Lane only) to mains water (at the purchaser's expense)

SOIL TYPE LAND GRADE

According to the Soil Association Survey of England & Wales, the soil is classed as "Salop" described as fine loamy over clayey soils.

The land is recorded on the Land Classification Series for England & Wales as Grade 3 and in parts Grade 2. Grade 1 being the best, Grade 5 the worst.

TENURE & TITLE

Freehold registered title under CHI83528 with vacant possession upon completion.

ACCESS

The land to the east of Poolford Lane has 2 access points and the 0.26 acres has a gateway off the lane.

SELLING AGENTS

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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

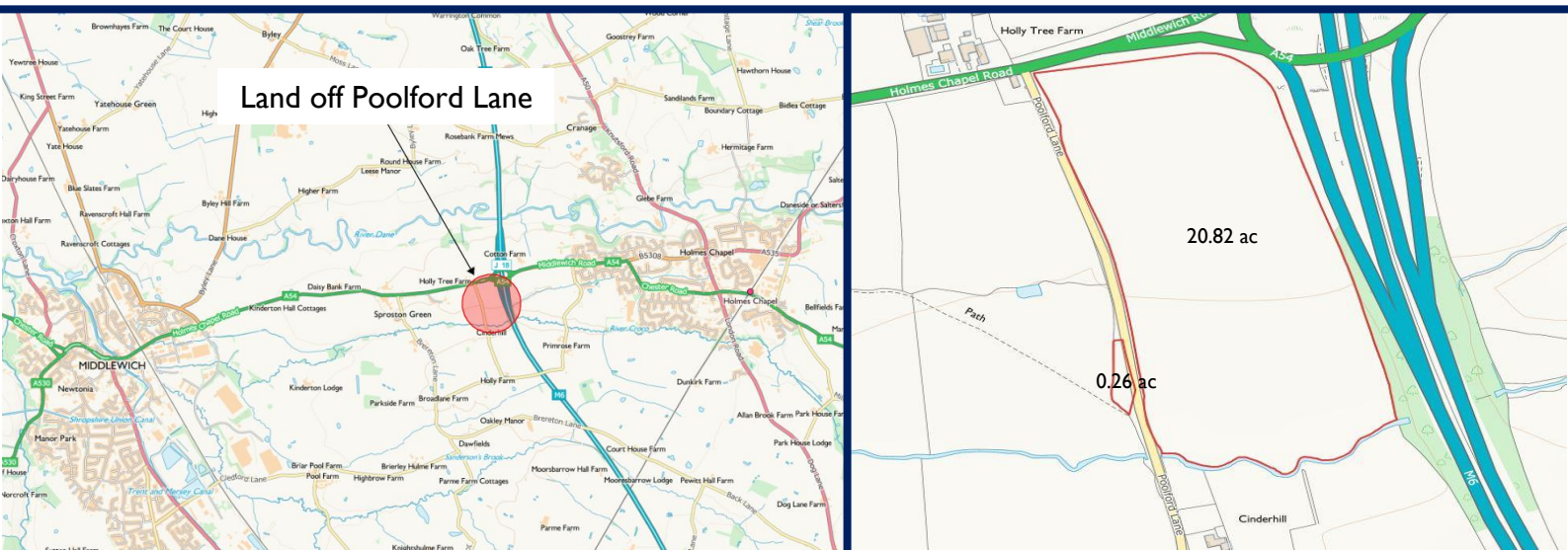
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes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



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