



For Sale by Private Treaty

Land off Millington Lane, Millington, Altrincham, Cheshire,
WA14 3RL

SUMMARY

9.18 acres (3.82 ha) of versatile land available as a whole. The field is mainly permanent pasture and some woodland with undulating topography and has direct access onto quiet country lanes, making this a wonderful opportunity for agricultural, equestrian or lifestyles purchasers. A number of environmental features, including mature trees and coppices contribute to the aesthetic nature of this land.

DIRECTIONS

Travel south-west on the A556 and the exist signposted A5034 toward Knutsford/A50. At the roundabout take the first exist onto Chester Road. In 0.3 miles turn left onto Millington Lane. Continue on Millington Lane for 0.7 miles where the land will be marked with a Rostons For Sale board on the left hand side of the road.

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.

BASIC PAYMENT SCHEME (BPS)

The land is registered for the BPS and the vendor has claimed in the 2021 scheme year. The purchaser is required to indemnify the vendor for any cross-compliance breach that may affect the 2021 BPS claim. The BPS entitlements are available via separate negotiation with the selling agent.

TENURE & TITLE

Freehold registered title under CH424125 with vacant possession upon completion.

Guide Price: £120,000 - £150,000



TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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.

SERVICES

The land benefits from a stream as a source of water.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as base-rich loamy and clayey soils and the land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for erecting their own stockproof boundary fence

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.

SITUATION

The land is located 4.5 miles south west of Altrincham, and 5 miles north of Knutsford.

ACCESS

The land is accessed off Millington Lane.

SELLING AGENTS

Toby Galliers
Rostons Ltd
West View House
Hatton Heath
CH3 9AU
Tel: 01829 773000
Email:
tobygalliers@rosters.co.uk

VENDORS SOLICITORS

Zoe Olender
Myersons
Grosvenor House
20 Barrington Road
Altrincham
WA14 1HB
Telephone: 01615 434130
Email:
zoe.olender@myerson.co.uk

