



For Sale by Private Treaty Land on Warrington Road (A56), Mickle Trafford

SUMMARY

A parcel of agricultural land totalling 29.98 acres (12.13 ha) with road frontage and access on to the A56 (Warrington Road). The land has natural hedge boundaries splitting it into three parcels, with all the fields currently in grass. The land is subject to a Farm Business Tenancy which ends on the 13th May 2024.

DIRECTIONS

From Chester follow the A56 Hoole Road towards the roundabout of Junction 12 of the M53. At the roundabout take the second exit to go straight on continuing on the A56 (Warrington Road). The gateway to the field is located approximately 0.60 mile from the roundabout on the left hand side, with a Rostons for sale board on the gate.

What3words ///enhancement.zoomed.paramedic

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.

BASIC PAYMENT SCHEME (BPS)

There are no Basic Payment Scheme Entitlements included with the sale of this land.

TENURE & TITLE

Freehold with vacant possession on completion.

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

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 implemented.

SERVICES

There are no services to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils of England & Wales), the soil is classed as "Soilscape 18" and described as "slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils". The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 - worst).

FENCING

The boundary fencing will be the responsibility of the purchaser.

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.

ACCESS

Via the gateway on Warrington Road (A56)



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