



For Sale by Private Treaty

LAND OFF BARNHOUSE LANE, GREAT BARROW, CH3 7JZ

SUMMARY

A parcel of grassland extending to 10.73 acres (4.34 ha) with mature hedgerows and fencing on all sides. The field benefits from two points of access off Barnhouse Lane. The land is to be sold as a whole, the vendors is happy however to split the land into lots, subject to offers. The land would be most suited to agricultural or equestrian purchasers.

DIRECTIONS

Traveling from Chester along the A56, Chester Road towards Dunham-On-The-Hill, take the right turn onto the B5132 towards Manley Mere, and travel along on the B5132 for approximately 1.5 miles before turning left onto Long Green Lane. Travel until the crossroads and turn left onto Barnhouse Lane. the gateway to the land is shown via a Rostons for sale sign.

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.

WHAT3WORDS

///target.notices.cackling

TENURE & TITLE

Freehold

Guide Price: Offers in the region of £8,000 - £10,000 Per Acre

OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 25% 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 (Soilscapes of England & Wales), the soil is classed as "Loamy and Clayey" described as being suitable for grass production. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

FENCING

The purchaser will be responsible for maintaining the boundary fences.

SELLING AGENTS

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VENDORS SOLICITORS

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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

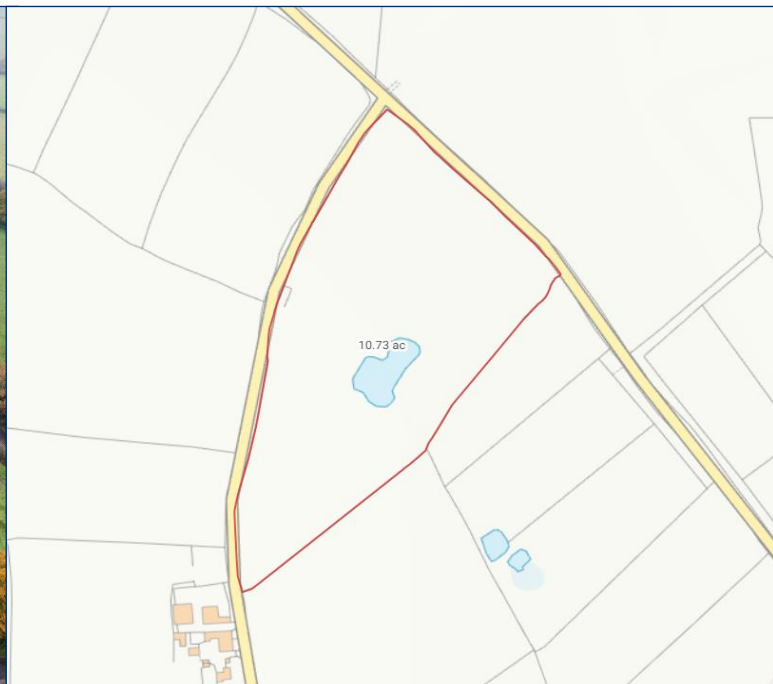
Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

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

The land has two points of access off Barnhouse lane.



Not to scale



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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