



For Sale by Informal Tender Land on School Lane, Pickmere

SUMMARY

A parcel of agricultural land on School Lane, Pickmere totalling 4.07 acres (1.65 ha) newly reseeded with grass. The land is offered for sale as a whole or in two lots. **Lot 1** consists of 2.05 acres (0.83 ha) with a small natural water pond at the west field boundary. **Lot 2** consists of 2.02 acres (0.82 ha). The land would be well suited to agricultural, equestrian or amenity purchasers offering a quiet, rural location close to road networks.

DEADLINE FOR OFFERS

Due to the level of interest received Best and Final offers are now invited. The closing date for offers is **12 Noon on Wednesday 11th June 2025**. The form for offers is available on the Rostons Website and Rightmove. All offers must be sent to Georgie Lee at Rostons by post or email before the deadline.

DIRECTIONS

From Chester Road (A556) turn onto Flittogate Lane and follow the road for approximately one mile. At the junction turn left onto Pickmere Lane (B5391), then take the first right onto School Lane. Follow School Lane for approximately 350 yards and the land is located on the right, with a Rostons For Sale board marking the entrance.

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.

TENURE & TITLE

Freehold with vacant possession upon completion.

ACCESS

Both Lot 1 and Lot 2 can be accessed separately off School Lane.

Guide Price: Offers in excess of £15,000 per acre

OVERAGE

There is no overage provision included with the sale.

SERVICES

Lot 1 benefits from a natural water pond.

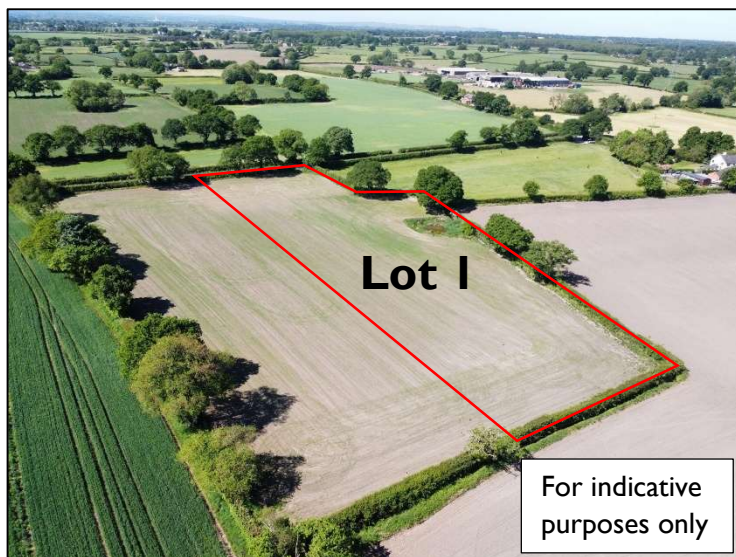
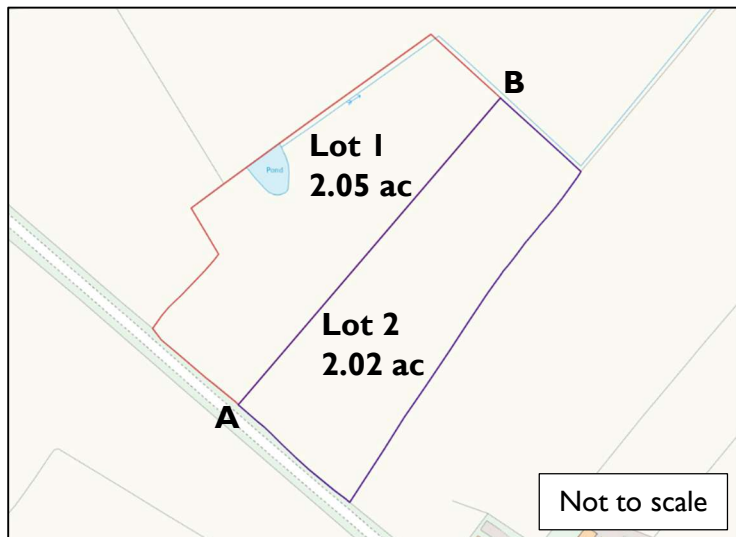
There are no main services to both Lot 1 and Lot 2.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils of England & Wales), the soil is classed as "Soilscape 18" 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).

BOUNDARIES

The boundaries, fencing and ditches will be the responsibility of the purchasers following completion of the sale. The purchaser of Lot 2 shall be responsible for erecting the new field boundary between points A and B, if Lots 1 and 2 are sold to separate purchasers.



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, notice or safeguarding.

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

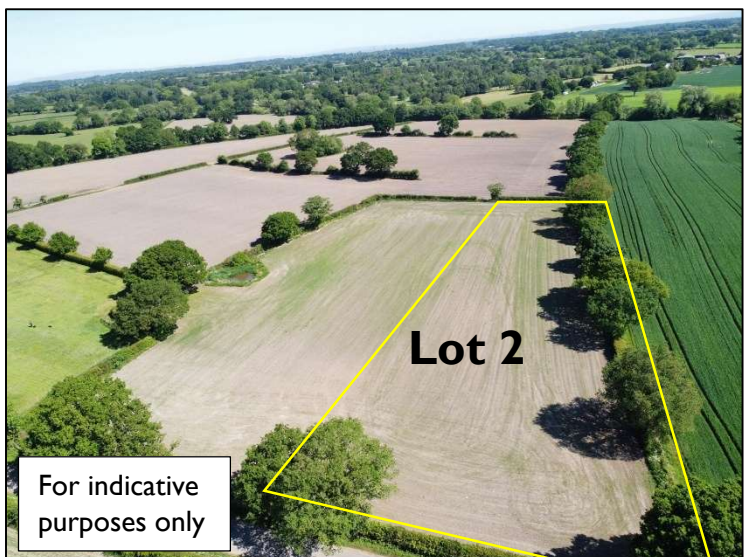
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale. There is a Local High Pressure Gas Pipeline marked by a red and white marker post on the land. An indicative plan is available.

SELLING AGENTS

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Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

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