



## For Sale by Informal Tender

### Lot 1 - Land off School Lane, Pickmere

#### SUMMARY

Excellent parcel of agricultural land in a regular shaped block extending to 9.05 acres (3.66 hectares) currently down to grass with the capability of growing arable and root crops. The land has well established boundaries and road frontage to School Lane, offering significant potential for agricultural or equestrian purchasers.

#### BEST AND FINAL OFFERS

Due to the level of interest received, Best and Final offers are now invited. All offers must be made in writing to the selling agent by **12 Noon Friday 01<sup>st</sup> May 2026** together with proof of funds and identification documents.

#### DIRECTIONS

From the Junction 19 of the M6 roundabout turn onto Pickmere Lane towards Northwich, continue down Pickmere Lane for approximately 1.36 miles then turn right onto School Lane and continue along the lane for a short distance, the land will be signposted by a Rostons For Sale Board.

#### 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.

#### 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 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).

Guide Price: Offers in excess of £17,500 per acre



#### 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

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

#### 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.

#### 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.

#### FENCING

Within one month of completion the purchaser(s) of each respective lot will be responsible to erect and thereafter maintain as a minimum stockproof fencing comprising of tanalised posts at two metre centres to pig netting and two strands of barbed wire.

#### SERVICES

None

#### TENURE & TITLE

Freehold with vacant possession.

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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